This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Michael W. Rutledge
1678 Sunset Rd
Brentwood TN 37027

SEND TAX BILL:

New Owner

Davidson County DEEDWARR
Recvd: 12/10/09 15:33 3 pgs
Fees:18.00 Taxes:296.00
20091210-0113082

MAP AND PARCEL:

118-08-0-121.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Seelig Properties, a General Partnership, formerly Seelig Properties, LLC**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Michael W. Rutledge**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 202, as shown on the map entitled the Plan of Grandview Heights, of record in Plat Book 161, page 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Wendell Lee Seelig, Jr., by deed from Sam B. Richardson and wife, Judy Richardson, of record in Instrument No. 20020328-0038258, dated March 22, 2002, said Register's Office. Being furthered conveyed to Seelig Properties, LLC, by Quitclaim Deed from Wendell Lee Seelig, Jr., of record in Instrument No. 20080107-0001866, dated December 20, 2007, said Register's Office. Seelig Properties, LLC, converted to Seelig Properties, a General Partnership, as evidenced in the Certificate of Conversion filed for record with the Tennessee Department of State of Corporate Filings on August 11, 2009.
>
> This conveyance is made subject to: (1) all applicable zoning ordinances and building restrictions; (2) all covenants, bylaws, restrictions, declarations and easements of record; and (3) such limitations and easements as may affect the premises.

This is improved property known as 2401 Cruzen Street, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the

same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 10th day of December, 2009.

Seelig Properties, a General Partnership

BY: _____
Wendell Lee Seelig, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Wendell Lee Seelig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Partner of Seelig Properties, the within named bargainor, a Tennessee general partnership, and that he as such Partner executed the foregoing instrument for the purpose therein contained by signing the name of the general partnership by himself as such Partner.

Witness my hand and official seal this 10th day of December, 2009.

_____
Notary Public

My Commission Expires: 09/25/2010

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $80,000.00.

_____
AFFIANT

Subscribed and sworn to before me
this 10th day of December, 2009.

_____
NOTARY PUBLIC

My Commission Expires: 9-25-2010

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

I, Jeanne Burton Gregory, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-18-2011

Notary's Seal

