WARRANTY DEED

Return To:
INFINITY TITLE, LLC
205 MCGAVOCK PIKE
NASHVILLE, TN 37214 (1)

G-VRE-09-2409

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF February, 2010.

NOTARY PUBLIC Notary Public

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 1-3-11
(AFFIX SEAL)
Jacqueline G. Brown
My Commission Expires
January 3, 2011
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seth Sullins	Seth Sullins (NAME)	
2409 Ravine Drive (ADDRESS)	2409 Ravine Dr. (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville TN 37217 (CITY) (STATE) (ZIP)	135-16-A-30.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CHRISTA L. CRUIKSHANK AND STEPHANIE A. WAGNER, BOTH UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SETH SULLINS AND WIFE, STEPHANIE SULLINS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 46, SUBDIVISION FOR TRACTS 8, 9 & 10 OF NASHBORO VILLAGE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 187, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CHRISTA L. CRUIKSHANK AND STEPHANIE A. WAGNER, BOTH UNMARRIED BY WARRANTY DEED FROM GLENN A. WOLL AND WIFE, JOYCE I. WOLL, RECORDED ON THE 7TH DAY OF JULY, 2000 IN INSTRUMENT NO. 200007070067533, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 5200, PAGE 187; BOOK 4827, PAGE 14; BOOK 5465, PAGE 561; BOOK 5588, PAGE 429; BOOK 7751, PAGE 907; BOOK 4828, PAGE 834; BOOK 5576, PAGE 419; BOOK 4821, PAGE 111; AND BOOK 3955, PAGE 180; AND BOOK 4588, PAGE 473, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2409 Ravine Drive, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans: T20100014869 DEEDWARR
Recvd: 03/12/10 13:30 2 pgs
Fees: 13.00 Taxes: 536.13
20100312-0019132

Witness my/our hand(s) this 26th day of February, 2010.

Christa L. Cruikshank

Stephanie A. Wagner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christa L. Cruikshank and Stephanie A. Wagner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of February, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

~~RETURN TO:~~
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903