Davidson County DEEDWARR
Recvd: 11/30/10 14:48 3 pgs
Fees:18.00 Taxes:333.00
20101130-0095208

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November, 2010.

Notary Public
MY COMMISSION EXPIRES: 9/3/12
File No. G9-9227D

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John Steven Rula and Elizabeth Y. Rula, husband and wife (NAME)	PrimeLending, a Plains Capital Co. (NAME)	105-10-A-20 s/b 200 CO
3623 Rainbow Place (STREET ADDRESS)	18111 Preston Road, Ste. 900 (STREET ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Dallas, TX 75252 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Cassie Dyan Taylor n/k/a Cassie Taylor Thornton and husband, James R. Thornton** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Steven Rula and Elizabeth Y. Rula, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being a certain Condominium apartment in Davidson County, Tennessee, being Unit No. B-2 of the Beechtree Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, ET SEQ. as amended, Tennessee code annotated, and as established by a master deed for Beechtree Condominiums of record in Book 11174, Page 284 amended in Book 11680, Page 193, in the Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto, of record in Book 11174, Page 328, said Register's Office together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit set forth in said Master Deed, Reference is herby made to the plan of Beechtree Condominium as shown on the Exhibit Map to the Master Deed of Record in Book 11174, Page 284, said Register's Office for a more complete identification and description of said unit.

BEING the same property conveyed to Cassie Dyan Taylor, unmarried from Lester S. Stoltzfus and wife, Dolores Stoltzfus, by Deed dated August 2, 2007, as Instrument No. 20070814-0097050, in the Register's Office for Davidson County, Tennessee. Cassie Dyan Taylor having since married and is now known as Cassie Taylor Thornton.

Cassie Dyan Taylor and Cassie Taylor Thornton is one in the same person

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2020 Beech Avenue, Apt. B2, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 29th day of November, 2010.

Cassie Dyan Taylor

November 29, 2010
Date

Cassie Taylor Thornton

James R. Thornton

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Cassie Dyan Taylor n/k/a Cassie Taylor Thornton and James R. Thornton , the bargainor(s), 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 29th day of November, 2010.

My Commission Expires: 9/27/2014

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

I, Catherine H. Gwyn, 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, Catherine H. Gwyn 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

