WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100077376 DEEDWARR
Recvd: 12/08/10 12:50 2 pgs
Fees:13.00 Taxes:251.60
20101208-0097733

R-ER-10-510

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Deborah L. Williams
Sandra M. Carlson
Affiant

Subscribed and sworn to before me, this 23rd DAY OF November, 2010.

Notary Public

MY COMMISSION EXPIRES 12-09-13
(AFFIX SEAL)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Sandra M. Carlson	new owner (NAME)	
510 Gay Street, Apt. 1016 (ADDRESS)	(ADDRESS)	
Nashville,, TN 37219 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	093010A27000CO

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 RANDY L. HARGROVE AND SHARON V. HARGROVE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SANDRA M. CARLSON AND DEBRA L. WILLIAMS , AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, 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 UNIT NO. 1016, ON THE PLAN OF CAPITOL TOWERS, MORE PARTICULARLY DESCRIBED IN THE MASTER DEED FOR CAPITOL TOWERS, OF RECORD IN BOOK 8607, PAGE 417, AMENDED IN BOOK 11072, PAGE 626, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM RICHARD GILES RUSHING TO RANDY L. HARGROVE, AND SHARON V. HARGROVE AS RECORDED ON THE 23RD DAY OF DECEMBER, 2009 IN INSTRUMENT NO. 20091223-0116853 AND WARRANTY DEED FROM BRADLEY SCHAUBERT, UNMARRIED TO RICHARD G. RUSHING AS RECORDED ON THE 3RD DAY OF SEPTEMBER, 2004 IN INSTRUMENT NO. 20040903-0107296, 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.

unimproved ( )
This is improved (X) property, known as 510 Gay Street, Apt. 1016, Nashville,, Tennessee 37219
(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.

Witness my/our hand(s) this 23rd day of November, 2010.

Randy L. Hargrove

Sharon V. Hargrove

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randy L. Hargrove and Sharon V. Hargrove, 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 23rd day of November, 2010.

Notary Public

My Commission Expires: 5/20/14

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903