WARRANTY DEED

R-VRES-10-940

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,500.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF December, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON 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
Lance Ingwersen	Lance Ingwersen	
940 Gale Lane #144	(NAME) 940 Gale Lane #144	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	118-05-A 5.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PENNINGTON VANSTORY AND WIFE, KELLY VANSTORY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LANCE INGWERSEN, AN UNMARRIED MAN, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING A LOT DESIGNATED AS BUILDING 2, UNIT D, AS SHOWN ON THE REVISED PLAN OF SAINT MARTIN SQUARE, NOW KNOWN AS 12 SOUTH TOWERS, A PLANNED UNIT DEVELOPMENT OF RECORD IN BOOK 4460, PAGE 186 AS AMENDED IN INSTRUMENT NUMBER 20031107-0163683, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO PENNINGTON VANSTORY AND WIFE, KELLY VANSTORY BY WARRANTY DEED FROM JOEL ANDREW GRIFFITH AND WIFE, SARAH GRIFFITH, RECORDED ON THE 1ST DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060901-0108699, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 4460, PAGE 186, INSTRUMETN NO. 20031107-0163683; RETRICTIONS OF RECORD IN BOOK 4611, PAGE 682, BOOK 4710, PAGE 244; INSTRUMETN NO. 20031107-0163683; BY-LAWS OF RECORD IN BOOK 4611, PAGE 692, INSTRUMENT NO. 19991230-0308948; CHARTER OF RECORD IN BOOK 4611, PAGE 674, BOOK 4711, PAGE 48, INSTRUMENT NO. 20031107-0163682, INSTRUMENT NO. 20060217-0019487; CONVEYANCE DEED IN BOOK 4710, PAGE 602 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 940 Gale Lane #144, Nashville, Tennessee 37204
(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:T20110000417 DEEDWARR
Recvd: 01/03/11 14:56 3 pgs
Fees:18.00 Taxes:789.95
20110103-0000586

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

Pennington Vanstory by Kelly Vanstory, attorney-in-fact

Pennington Vanstory

Kelly Vanstory

Kelly Vanstory

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Pennington Vanstory and~~ Kelly Vanstory, 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 29th day of December, 2010.

Notary Public

My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kelly Vanstory, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Pennington Vanstory and acknowledged that he/she executed the same as the free act and deed of the said Penningston VanStory

Witness my hand and official seal at
Nashville, TN
on this the 29th day of December, 2010.

NOTARY PUBLIC

My Commission Expires: 5/20/14

