WARRANTY DEED

G-GD-11-21

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,500.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF June, 2011.

Notary Public

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

AMANDA VAUGHN
State of Tennessee
Notary Public
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
Guido Parri	Guido Parri	
1 Normanby Road	1 Normanby Road	
(ADDRESS) Inglewood, Perth Western Australia. 6052	(ADDRESS) Inglewood, Perth Western Australia. 6052	118-9-D-21.00 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 JAMES U. RUST IV, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GUIDO PARRI AND MARIA PARRI, HUSBAND AND WIFE , 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 21, GLENDALE CONDOMINIUM, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20080104-0001233, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING PART OF THE SAME PROPERTY CONVEYED TO STEVE CHAISSON AND JAMES U. RUST, IV BY WARRANTY DEED FROM CLIFTON, LLC, DATED DECEMBER 10, 2007, OF RECORD IN INSTRUMENT NUMBER 20071226-0146952, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. FURTHER BEING THE SAME PROPERTY CONVEYED TO JAMES U. RUST, IV BY QUITCLAIM DEED FROM STEVE CHAISSON, DATED DECEMBER 16, 2008, OF RECORD IN INSTRUMENT NUMBER 20081216-0120603, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE ABOVE REFERENCED PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR OR DEPENDANTS.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20080104-0001233; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 20080107-0001515; EASEMENT OF RECORD IN INSTRUMENT NO. 20071226-0146955 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1112 Clifton Lane, #21, 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.

Witness my/our hand(s) this 3rd day of June, 2011

James U. Rust IV

BILL GARRETT, Davidson County
Trans: T20110034136 DEEDWARR
Recvd: 06/07/11 15:53 2 pgs
Fees: 13.00 Taxes: 534.65

20110607-0043694

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James U. Rust IV, 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 3rd day of June, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



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