BILL GARRETT, Davidson County
Trans:T20110079605 DEEDWARR
Recvd: 12/16/11 09:13 2 pgs
Fees:13.00 Taxes:1276.50
20111216-0097968

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF December, 2011.

Notary Public

MY COMMISSION EXPIRES: 1-8-12
(AFFIX SEAL)

JAMES A. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

R-VRES-11-1516

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
Shannon L. Mathis	Regions Mortgage	117-08-K
1516 Clayton Avenue	(NAME) 2050 Parkway Office Cir.	1.00
(ADDRESS) Nashville, TN 37212	(ADDRESS) Birmingham, AL 35244	~~117-8/155~~
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we ALESSANDRO RUSTIONI, MARRIED AND CORY B. MCCLAIN, MARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHANNON LEIGH MATHIS, A SINGLE PERSON , 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. 1, ON THE PLAN OF CLAYTON PLACE TOWNHOMES, A HORIZONTAL PROPERTY REGIME AS SHOWN ON EXHIBIT "B" OF THE CLAYTON PLACE TOWNHOMES, AS OF RECORD IN INSTRUMENT NO. 20110121-0006176 AND AMENDED OF RECORD IN INSTRUMENT NO. 20111216-0097967, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS CONVEYANCE IS MADE SUBJECT TO ALL THE PROVISIONS OF THE TENNESSEE "HORIZONTAL PROPERTY ACT" AS THE SAME IS SET OUT IN SECTION 66-27-101 ET SEQ. OF THE TENNESSEE CODE ANNOTATED AND IS SUBJECT TO THE BY-LAWS AND CHARTER FOR THE ADMINISTRATION THEREOF, AND IS SUBJECT TO EASEMENTS, RIGHTS AND INTERESTS IN FAVOR OF OTHER UNIT OWNERS AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH OR UPON THE LAND EMBRACING THE REGIME AND BUILDING THEREON; AND ALSO INCLUDING, WITHOUT LIMITATIONS, ALL CONDITIONS, COVENANTS, RESTRICTIONS AND OPTIONS, BURDENS, ASSESSMENTS AND OTHER UNDERTAKINGS CONTAINED IN THE MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20110121-0006176 AND AMENDED OF RECORD IN INSTRUMENT NO. 20111216-0097967, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. ALSO INCORPORATED HEREIN ARE THE BY-LAWS ATTACHED AS "D" OF RECORD IN INSTRUMENT NUMBER 20110121-0006176, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 322, PAGE 10 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

BEING PART OF THE SAME PROPERTY CONVEYED TO ALESSANDRO RUSTIONI, UNMARRIED AND CORY B. MCCLAIN, UNMARRED FROM ROBIN C. MINTURN BY DEED DATED 08/15/2006 AND RECORDED 08/24/2006 IN INSTRUMENT NO. 20060824-0104381, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALESSANDRO RUSTIONI AND CORY MCCLAIN HAVING SINCE MARRIED. THE SUBJECT PROPERTY IS INVESTMENT PROPERTY AND HAS NEVER BEEN USED AS THE PRINCIPAL MARITAL RESIDENCE OF ALESSANDRO RUSTIONI OR CORY MCCLAIN

unimproved ( )
This is improved (X) property, known as 1516 Clayton Avenue, Nashville, Tennessee 37212
(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 7th day of December, 2011.

Alessandro Rustioni by Cory B. McClain, attorney in fact

Alessandro Rustioni by Cory B. McClain,
Attorney in Fact

Cory B. McClain

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cory B. McClain, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of December, 2011.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of December, 2011, before me personally appeared Cory McClain 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 Alessandro Rustioni and who acknowledged he/executed the same as the free act and deed of the said Alessandro Rustioni

Witness my hand and official seal, this the 7th day of December, 2011.

Notary Public

My Commission Expires:

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

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