BILL GARRETT, Davidson County
Trans: T20120032175 DEEDWARR
Recvd: 05/02/12 13:47 2 pgs
Fees: 13.00 Taxes: 862.10
20120502-0037685

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/8/13
(AFFIX SEAL)

TRICIA BALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

G-AVE-12-3019

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
Justin Gregg	SunTrust Mortgage, Inc.	
3019 Woodlawn Drive (ADDRESS)	901 Semmes Avenue, RVW5023 (NAME) (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	117-2-D-5.00 CO

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 ELLEN HICKS THORNTON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JUSTIN GREGG AND REBECCA BLADES, AS TENANTS IN COMMON WITH RIGHT 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 5, THE CLAIRMONT CONDOMINIUMS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6200, PAGE 551, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 7096, PAGE 940, AMENDED IN BOOK 7108, PAGE 98 AND REINSTATED IN BOOK 8263, PAGE 703, 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 THE SAME PROPERTY CONVEYED TO ELLEN HICKS THORNTON, AN UNMARRIED PERSON BY WARRANTY DEED FROM GLENN M. ROSENSTEIN AND ELIZABETH ANN MINTON ROSENSTEIN, HUSBAND AND WIFE, RECORDED ON THE 5TH DAY OF JULY, 2002 IN INSTRUMENT NO. 20020705-0080855, 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 INCLUDING THOSE IN PLAT BOOK 6200, PAGE 551; BY-LAWS OF RECORD IN BOOK 7096, PAGE 940, BOOK 7117, PAGE 70, BOOK 7637, PAGE 319 AND INSTRUMENT NO. 20081210-0119056; HOA CHARTER OF RECORD IN BOOK 7137, PAGE 826; MASTER DEED OF RECORD IN BOOK 7096, PAGE 940, AS AMENDED IN BOOK 7108, PAGE 98 AND BOOK 8263, PAGE 703; AND EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN BOOK 4067, PAGE 943, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 3019 Woodlawn Drive, Nashville, Tennessee 37215
(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 30th day of April, 2012.

Ellen Hicks Thornton

STATE OF Tennessee
COUNTY OF Davidson

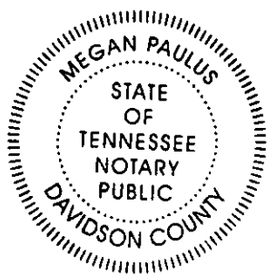
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ellen Hicks Thornton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)



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