WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120085626 DEEDWARR
Recvd: 11/08/12 14:46 2 pgs
Fees:13.00 Taxes:762.20

20121108-0103400

R-RM-12-519

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November, 2012

Notary Public

MY COMMISSION EXPIRES: 1-9-14
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Colin Klein (NAME)	**U.S. Bank, N.A.** (NAME)	**091-13-0-114.00**
519 Stevenson Street (ADDRESS)	**3180 Rider Trail South** (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	**Earth City, MO 63045** (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 **MICHAEL CHILANDO, MARRIED AND LARRY MAXWELL, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **COLIN KLEIN AND SAGE KLEIN, 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 LOT NO. 155 ON THE PLAN OF WEST NASHVILLE HEIGHTS OF RECORD IN PLAT BOOK 332, PAGE 127, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 155 FRONTS 50 FEET ON THE WEST SIDE OF STEVENSON AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ANNIE ELIZABETH HADDOCK, A SINGLE WOMAN AND ALLIE MARLIN, A SINGLE WOMAN BY DEED FROM ANNIE ELIZABETH HADDOCK OF RECORD IN BOOK 9750, PAGE 570, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 28, 1995. THE SAID ALLIE MARLIN HAVING SINCE DIED LEAVING ANNIE ELIZABETH HADDOCK AS THE ONLY HEIR AND DEVISEE UNDER HER LAST WILL AND TESTAMENT IN DAVIDSON COUNTY PROBATE NO. 08P-891, SAID WILL ALSO FILED IN INSTRUMENT NO. 20080801-0078988, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ANNIE ELIZABETH HADDOCK HAVING SINCE DIED LEAVING CYNTHIA JANE ROBINSON, GEORGETTE DENISE ROBINSON, KATHRYN JANE ROBINSON, CYNTHIA RENEA ROBINSON AND JOHN DAVID ROBINSON AS THE ONLY HEIRS AND DEVISEE'S UNDER HER LAST WILL AND TESTAMENT IN DAVIDSON COUNTY PROBATE NO. 11P-1552, SAID WILL ALSO FILED IN INSTRUMENT NO. 20111102-0085301, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BEING THE SAME PROPERTY CONVEYED TO TN HOMEBUYERS, INC. BY DEED FROM THE HEIRS OF THE ESTATE OF ANNIE ELIZABETH HADDOCK, CYNTHIA JANE ROBINSON, REPRESENTATIVE, GEORGETTE DENISE ROBINSON BIGSBY, KATHERINE JANE ROBINSON, CYNTHIA RENEA ROBINSON AND JOHN DAVID ROBINSON OF RECORD IN INSTRUMENT NO. 20111118-0090546, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 4, 2011. BEING THE SAME PROPERTY CONVEYED TO THE 519 STEVENSON ST TRUST, FIRST JORDAN, FLP, AS TRUSTEE BY DEED FROM TN HOMEBUYERS, INC. OF RECORD IN INSTRUMENT NO. 20111208-0096008, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 5, 2011. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO MICHAEL CHILANDO AND LARRY MAXWELL BY DEED FROM THE 519 STEVENSON ST TRUST, FIRST JORDAN, FLP, AS TRUSTEE OF RECORD IN INSTRUMENT NO. 20120106-0001668, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 5, 2012. SAID PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE FOR THE WITHIN NAMED GRANTORS.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 332, PAGE 127, SAID REGISTER'S OFFICE AND EASEMENT FOR PARTY WALLS AND INTERESTS OF ADJOINING LANDOWNERS IN APPURTENANT IMPROVEMENTS; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **519 Stevenson Street Nashville, Tennessee 37209**
(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 6th day of November, 2012.

Michael Chilando

Larry Maxwell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Chilando and Larry Maxwell, 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 6th day of November, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212