THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1686

Davidson County DEEDWARR
Recvd: 12/21/12 11:11 4 pgs
Fees:23.00 Taxes:1628.00
20121221-0117829

Property Address:
407 Bushnell Street, Nashville, TN 37206
83-10-455

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jeff Rudes and Songbird Studios, LLC**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Jason Green and Katrina Green**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

BEING LOT NO. 1, COMBINATION PLAT EGERTON SUBDIVISION NO. 2, a Re-Subdivision of Lots 55 thru 61 on the Map of McEwen Place, as shown in Instrument No. 20110214-0012565, Register's Office for Davidson County, Tennessee, to which reference is made for the complete description.

BEING one half interest conveyed to Jeff Rudes from Songbird Studios, LLC, by a Quitclaim Deed dated February 11, 2011, and recorded on February 14, 2011 of record in Instrument No. 20110214-0012565, Register's Office for Davidson County, Tennessee. Also being all of the same property conveyed to Songbird Studios, LLC by Deed from March Egerton of record in Instrument No. 20100331-0024216, dated March 29, 2010, Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $440,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Return To:

Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, TN 37075
615-448-6494
12-0930

WITNESS Grantor's hand this 7th day of December, 2012.

_____{Seal}
Jeff Rudes

_____
Songbird Studios, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of December, 2012, before me the undersigned officer, personally appeared Jeff Rudes known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

_____
Notary Public

My Commission expires: _____

State of Tennessee
County of Williamson

Before me, John A. Bell Jr. a Notary Public in and for said County and State, personally appeared Renee Max with whom I am personally acquainted and who upon his/her oath acknowledged herself to be the Sole Representative of Songbird Studios LLC, and the within named bargainor, a limited liability company, and she is such Sole Representative being authorized to do, executed the foregoing instrument for the purpose therein contained by signing and name of the Songbird Studios LL by the said Renee Max as such Sole Representative.

Witness my hand and official seal at Nashville, TN, this 10 day of December, 2012.

_____
Notary Public

My Commission Expires:

Grantor's Name, Address, Phone:
Jeff Rudes and Songbird Studios, LLC

Grantees' Name, Address, Phone:
Jason Green and Katrina Green

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 7, 2014

SEND TAX STATEMENTS TO THE GRANTEE.

New Owner
Jason Green
407 Bushnell St.
Nashville, TN 37206

Send Tax Bills to:
Jason Green
407 Bushnell St.
Nashville, TN 37206

State of Tennessee, County of Sumner
The actual consideration for this transfer is $440,000.00

_____
Affiant

Sworn & Subscribed this 10th day of December, 2012.

_____
Notary

My commission expires: 04/20/2015

QUENN N. CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ALL PURPOSE NOTARY CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On December 7th ,2012 before me, Ronald Monroy Pascual, a Notary Public, personally appeared JEFF RUDES, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RONALD MONROY PASCUAL
COMM. #1888411
Notary Public - California
Los Angeles County
My Comm. Expires May 6, 2014

Signature of Notary Public

(Notary Seal)

WARRANTY DEED
Title or Type of Document:

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.