Davidson County DEEDWARR
Recvd: 10/29/13 07:53 3 pgs
Fees:18.00 Taxes:199.80

20131029-0112070

WARRANTY DEED

PR13-0210

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/6/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rutstein Properties, LLC	Rutstein Properties, LLC	
6018 Bassio Avenue	(NAME) 6018 Bassio Avenue	
(ADDRESS) Las Vegas, NV 89141	(ADDRESS) Las Vegas, NV 89141	142-04A-054.00CO
(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 TERESA M. MARTIN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RUTSTEIN PROPERTIES, LLC, 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. 54 of Belle Forest Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Belle Forest Condominium Apartments of record in Book 5438, Page 699, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed, and as further set out on a Plan of Belle Forest Condominium Apartments of record in Plat Book 5200, Page 167, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Teresa M. Martin, unmarried by Deed from Steve Beech and wife, Shirley Beech of record in Instrument No. 20091016-0095881, Register's Office for Davidson County, Tennessee, dated September 18, 2009 and recorded on October 16, 2009.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein, B) Instruments of record in Plat Book 5200, page 167; Book 5438, page 699; Book 5438, page 742; Book 6082, page 866; Instrument No. 20020321-0034877; Instrument No. 20120125-0006973; Book 5460, page 987; Book 6551, page 78; Book 5074, page 945; Instrument No. 20000915-0091869; Instrument No. 20120125-0006973; Instrument No. 20130708-0070348, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 210 Old Hickory Blvd. #54, Nashville, Tennessee 37221
(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 22nd day of October, 2013.

Teresa M. Martin

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of October, 2013, before me personally appeared Teresa M. Martin, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

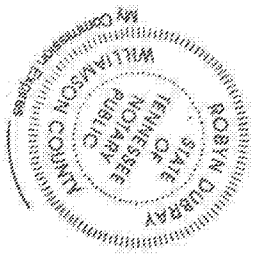
Witness my hand and official seal, this the 22nd day of October, 2013.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959



True Copy Certification

I, Connie Taylor, 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 therewith 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 Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/17/14

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Homeland Title, LLC
[illegible] General George Patton Drive
Franklin, TN 37067