Davidson County DEEDWARR
Recvd: 07/24/06 09:48 2 pgs
Fees:13.00 Taxes:924.63

20060724-0088602

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Carlton Wayne Cornett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2006.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, Tennessee 37215

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP
Jeffrey S. Rudsenske	Countrywide Home Loans	083-14-0
1813 Fatherland Street	3011 Armory Dr.	GROUP
Nashville, Tennessee 37206	Nashville, TN 37204	PARCEL 147.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Nine Thousand Nine Hundred Dollars and Zero Cents ($249,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Carlton Wayne Cornett, a single person and Boyd DeWayne Fulton, Jr., a single person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeffrey S. Rudsenske and wife, Hilary A. Rudsenske, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 36 of Block "B" on the Plan of Priest Home Place of record in Plat Book 161, page 102, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Carlton Wayne Cornett and Boyd DeWayne Fulton, Jr., as joint tenants in common with rights of survivorship, by Quitclaim Deed dated July 15, 1992, from Maureen H. Smith, Trustee, of record in Book 8677, page 377, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 1813 Fatherland Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 20th day of July, 2006.

Carlton Wayne Cornett

Carlton Wayne Cornett

Boyd DeWayne Fulton, Jr.

Boyd DeWayne Fulton, Jr.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Carlton Wayne Cornett and Boyd DeWayne Fulton, Jr., the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts

Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027

DeTN 8197