# Warranty Deed

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| Davidson County DEEDWARR<br>Recvd: 06/13/07 09:27 2 pgs<br>Fees:13.00 Taxes:508.75<br>20070613-0070687 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $137,300.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 5th day of June, 2007.<br><br>Notary Public<br><br>My commission expires: MY COMMISSION EXPIRES: May 23, 2009 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Kenneth Rudolph<br>Eleanor Rudolph | Homecomings Financial LLC<br>fka Homecomings Financial Network, Inc. | Map: 58-11 |
| 3817 Lunn Drive | 2101 Rexford Rd., Ste 250 W | Parcel: 25 |
| Nashville, TN 37218 | Charlotte, NC 28211 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KEVIN CHEATHAM AND WIFE, DENA CHEATHAM**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH RUDOLPH AND WIFE, ELEANOR RUDOLPH**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 18 on the Plan of Royal Hills Subdivision, Section 1, of record in Book 4675, page 73, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kevin M. Cheatham and wife Dena C. Cheatham by deed from Lathel Hughes and wife Helen Hughes of record in Book 11736, page 203, said Register's Office, dated October 29, 1999.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, **[a lien not yet due and payable.]**

This is improved property known as 3817 Lunn Drive, Nashville, TN 37218.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of June, 2007.

Kevin Cheatham

Dena Cheatham

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kevin Cheatham and Dena Cheatham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of June, 2007.

J. Brandon Miller
Notary Public

My Commission Expires: 11-22-10

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY