File No. 270500757

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: Aug. 20, 2007
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Davidson County DEEDWARR
Recvd: 07/16/07 11:46 2 pgs
Fees:13.00 Taxes:488.03

20070716-0084258

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen Budelmann	Ellen Budelmann	150-01 140.00
(NAME) 2845 Rural Hill Circle	(NAME) Same	
(ADDRESS) Nashville, TN 37217	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NATIONAL CITY BANK, ITS SUCCESSORS AND ASSIGNS,**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELLEN BUDELMANN, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 104 on the Plan of Edge-O-Lake Estates, Section 8, as shown by plat of record in Plat Book 3700, Page 101, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to National City Bank, its successors and assigns, by Trustee's Deed from Aaron Squyres, as Successor Trustee, dated March 8, 2007, and of record in Instrument No. 20070312-0029858, Register's Office for said County.

Being the same property conveyed to Regina M. Pittman, married, by Warranty Deed from Kevin L. Christian and wife, Kara N. Christian, FKA Kara N. Newman, dated September 5, 2003, and of record in Instrument No. 20030924-0140984, Register's Office for said County.

Subject to all matters as set forth per Plat Book 3700, Page 101, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2845 Rural Hill Circle, Nashville, TN 37217
(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), HER 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), HER 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 24 day of May, 2007.

National City Bank, a National Banking Association By its Attorney-in-Fact, Home Loan Services, Inc.

Steven A Baranet

Its STEVEN A BARANET
VICE PRES.

STATE OF Pennsylvania
COUNTY OF Allegheny

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared STEVEN A. BARANET with whom I am personally acquainted, and who upon his/her oath acknowledged himself/herself to be the VICE PRES. of Home Loan Services, Inc. (the "Corporation"), and who further acknowledged that he/she as such VP. of the Corporation., pursuant to Power of Attorney of record in Instrument No. 20070605-0067033 Register's Office for Davidson County, Tennessee, the Attorney-in-Fact of National City Bank (the "Grantor") , the within named bargainer, a corporation, and that, he/she as such VP of the Corporation, being authorized to do executed the foregoing instrument as the free act and deed of the Grantor for the purposes therein contained by signing the name of the Corporation by himself/herself as such VP.

Witness my hand at office this 24th day of May, 2007.

Commission expires:

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary Fran Felion, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Dec. 24, 2009
Member, Pennsylvania Association of Notaries

File Number: 270500757
RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

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