Davidson County DEEDWARR
Recvd: 04/14/08 15:48 2 pgs
Fees:13.00 Taxes:562.40

20080414-0037804

WARRANTY DEED

SHEILA L. TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$152,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **14TH DAY OF APRIL, 2008**.

Notary Public

MY COMMISSION EXPIRES: 11/07/11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Barnes	Wells Fargo Home Mortgage	**33-16-154**
(NAME)	(NAME)	
309 Slayton Drive	8480 Stagecoach Circle	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Frederick, MD 21701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Sammy Rudolph, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Barnes**, a single person, 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:

LAND in Davidson County, Tennessee being Lot No. 158 on the Plan of Primerose Meadows, Section 2, as of record in Book 4860, Page 105, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Sam D. Rudolph, a married man, by Deed from ADEX Partners dated July 16, 2002, recorded in Instrument No. 20020718-0086474, in the Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Sammy Rudolph by Quitclaim Deed from Mary Louise Rudolph, dated June 27, 2004, recorded in Instrument No. 20041230-0154641, in the Register's Office for Davidson County, Tennessee.

Sam D. Rudolph and Sammy Rudolph are one and the same person.
POWER OF ATTORNEY OF RECORD IN INSTRUMENT NUMBER 20080407-0034947 SAID REGISTER'S OFFICE.

unimproved ☐
This is improved ☒ property, known as **309 Slayton Drive, Madison, TN 37115**
(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 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 my hand this **14th day of April, 2008**.

Sammy Rudolph
By: Peggy J. Grimes, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Peggy J. Grimes**, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the **Attorney-in-Fact** by **Power of Attorney** on behalf of **Sammy Rudolph** and to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **14th day of April, 2008**.

Commission expires: **November 7, 2011**

Sheila L. Tatum Notary Public

SHEILA L. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011