6

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100035799 DEEDWARR
Recvd: 06/14/10 10:03 2 pgs
Fees: 13.00 Taxes: 616.79
20100614-0045811

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$166,700.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(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 |
|---|---|---|
| **Scott Rudolph** | SAME<br>**Scott Rudolop** | **115110013.00** |
| (NAME)<br>**629 Brook Hollow Road** | (NAME)<br>**629 Brook Hollow Road** | |
| (ADDRESS)<br>**Nashville, TN 37205** | (ADDRESS)<br>**Nashville, TN 37205** | |
| (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, **William C. Moody and Susan Bailey**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Rudolph, and Cherie Rudolph, husband and wife**, 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. 315 on the plan of West Meade Farms, Inc., Section "L", as of record in Book 2133, Page 53, Register's Office for Davidson County, and described as follows:

Beginning at a point on the westerly margin of Brook Hollow Road, the northeast corner of Lot 315; thence with the margin of said Road, southerly 120 feet to the beginning of a curve; thence along said curve, southwesterly 39.3 feet to a point on the north margin of Bownlee Drive; thence with the margin of said Drive, westwardly 291.1 feet to a point; thence north 4 degrees 42' east 145 feet to a point; thence south 85 degrees, 15' east 316.1 feet to the point of beginning.

Being the same property conveyed to William A. Moody and wife, Mary Sue Moody by deed dated October 4, 1957 from Chester S. Marker and wife, Mary E. Marker of record in Book 2700, Page 489, Register's Office for Davidson County, Tennessee. The said Mary Sue Moody died January 27, 2003, Survived by William A. Moody who thereafter died testate on November 28, 2009. William C. Moody as executor of the Estate of William Augustus Moody thereafter conveyed said property to William C. Moody and Susan Bailey by Executor's Quitclaim Deed of record in Instrument No. 20100512-0036435 said Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **629 Brook Hollow Road, Nashville, TN 37205**
(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 our hands this **11th day of June, 2010.**

William C. Moody

**William C. Moody**

Susan Bailey

**Susan Bailey**
**By: William C. Moody as Attorney-in-Fact**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **William C. Moody** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 11th day of June, 2010.

Commission expires: May 6, 2013

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **William C. Moody** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Susan Bailey** as Attorney-In-Fact, as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 11th day of June, 2010.

Commission expires: May 6, 2013

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public