WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100077206 DEEDWARR
Recvd: 12/08/10 09:13 2 pgs
Fees:13.00 Taxes:1295.00
20101208-0097534

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2010

Notary Public

MY COMMISSION EXPIRES: 11-29-2011 (AFFIX SEAL)

DARLENE EDWARDS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary F. Rudy	Suntrust Mortgage , Inc	105-13-107
(NAME)	(NAME)	
1302 Elmwood Ave	401 Commerce Street Ste 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081593

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we/ I, Robert C. Johnson and wife Luanne R. Johnson** , hereinafter called the GRANTOR**S**, have bargained and sold, and by these presents do transfer and convey unto **Mary F. Rudy, unmarried** hereinafter called the GRANTEE, **his/her** 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 the easterly one-half (1/2) of Lot 67, Belmont Land Co's Plan of Lots, called Belmont Heights, as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Said part of Lot No. 67 fronts 50 feet on the northerly side of Elmwood Avenue and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to Robert C. Johnson and wife Luanne R. Johnson by deed from American International Relocation Solutions, LLC, of record in Instrument 200609250118189, Register's Office for Davidson County, Tennessee, dated September 20, 2006.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1302 Elmwood Ave , Nashville, TN 37212

(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, his/her heirs and assigns forever; and we/I do covenant with the said GRANTEE that we/I 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 30th day of November, 2010.

Luanne R. Johnson

Luanne R. Johnson

Robert C. Johnson

STATE OF North Carolina

COUNTY OF Duplin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Robert C. Johnson and Luanne R. Johnson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~Nancy K. Shelton~~ executed the within instrument for the purposes therein contained. Robert C. Johnson and wife Luanne R. Johnson

Witness my hand and official seal this 29th day of November, 2010.

Commission expires:

Sharon L Schuyler

Notary Public

SHARON L. SCHUYLER NOTARY PUBLIC DUPLIN COUNTY, N.C.