03

Rudy Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110054723 DEEDWARR
Recvd: 09/02/11 15:40 2 pgs
Fees:13.00 Taxes:571.65
20110902-0068509

R-ERS-11-108

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,500.00

Rochelle Caudill
Affiant

Subscribed and sworn to before me, this 30th DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Traci Dudanas	REGIONS BANK DBA REGIONS MORTGAGE	
108 Plantation Court	(NAME) 2050 PARKWAY OFFICE CIRCLE	
(ADDRESS) Nashville, TN 37221	(ADDRESS) BIRMINGHAM, AL 35244	142050A03000CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JUDY OHM-GOESER, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TRACI DUDANAS *, *D. , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT E-4 AND CARPORT E-4-C, PLAN OF RIVER PLANTATION APARTMENTS, SECTION 2, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGES 136 AND 137, ** IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JUDY OHM-GOESER, AN UNMARRIED WOMAN BY WARRANTY DEED FROM LISA E. GALBRAITH, AN UNMARRIED WOMAN, RECORDED ON THE 20TH DAY OF MAY, 2008 IN INSTRUMENT NO. 20080520-0051581, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN ; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 4460, PAGE(S) 136 AND 137 AND BOOK 4460, PAGE 80; BOOK 4661, PAGE 353, AMENDED IN BOOK 4691, PAGE 906, BOOK 6354, PAGE 676 AND BOOK 6436, PAGE 389 AND INSTRUMENT NO. 20100408-0026710, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

**AND ESTABLISHED BY MASTER DEED AND BY-LAWS OF RECORD IN BOOK 4661, PAGE 334; BOOK 4661, PAGE 353; BOOK 4691, PAGE 906; BOOK 6354, PAGE 676; AND BOOK 6436, PAGE 389

unimproved ( )

This is improved (X) property, known as 108 Plantation Court, Nashville, Tennessee 37221
(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), their 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), 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/our hand(s) this 30th day of August, 2011.

Judy Ohm-Goeser

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judy Ohm-Goeser, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of August, 2011.

Notary Public

My Commission Expires: 10.16.11

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903