Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cory Rasmussen Carissa A. Rasmussen 6916 Sunderland Circle Nashville, TN 37221	American Mortgage Service Company 11503 Springfield Pike Cindinnati, Ohio 45246	141-15D-055.00CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $269,900.00

Affiant

Subscribed and sworn to before me, this the 26th day of September, 2011.

Notary Public

My Commission Expires: _____
(Affix Seal)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **William Andrew Ruderer and Sabrina S. Ruderer, husband and wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Cory Rasmussen and Carissa A. Rasmussen, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Lot No. 55 as shown on the Plan of Sheffield on the Harpeth, Phase I, of record in Book 6900, pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to William Andrew Ruderer and wife, Sabrina S. Ruderer, by Warranty Deed from Steven L. Wilson and wife, Barbara H. Wilson, dated May 24, 1993, of record in Book 8964, page 192, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **6916 Sunderland Circle, Nashville, TN 37221**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20110059906 DEEDWARR
Recvd: 09/27/11 10:35 2 pgs
Fees:13.00 Taxes:998.63
20110927-0074662

IN WITNESS WHEREOF, Grantor has executed this instrument on this **26th** day of **September, 2011.**

GRANTOR(S)

William Andrew Ruderer

Sabrina S. Ruderer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **William Andrew Ruderer and Sabrina S. Ruderer** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **26th** day of **September, 2011.**

Notary Public

My Commission Expires:

