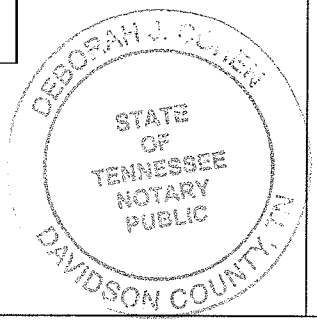
Davidson County DEEDWARR
Recvd: 11/01/11 10:56 2 pgs
Fees:13.00 Taxes:406.63
**20111101-0084848**




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$109,900.00**

David Gordon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF OCTOBER, 2011.

Notary Public

MY COMMISSION EXPIRES: **MAY 5, 2015**

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **WILLIAM T. RUDOLPH, ET UX** | **REGIONS MORTGAGE** | **082-04-0-069.00** |
| (NAME) **1109 N. 8TH STREET** | (NAME) **2050 PARKWAY OFFICE CIRCLE** | |
| (ADDRESS) **NASHVILLE, TN 37207** | (ADDRESS) **BIRMINGHAM, AL 35244** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# WARRANTY DEED

FOR AND IN 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, ANDREW TILGHMAN, MARRIED AND DAVID GORDON, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM T. RUDOLPH AND MARY L. RUDOLPH, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 the north 10 feet of Lot No. 309, all of Lot 310 and the south 10 ½ feet of Lot No. 311 on the Map of Oakwood Park, of record in Plat Book 421, page 12, Register's Office for Davidson County, Tennessee.

Said Lot and part of said Lots adjoin and front together 51 ½ feet on the easterly side of North Eighth Street and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Andrew Tilghman, married and David Gordon, married from The Secretary of Housing and Urban Development of Washington, D. C. by deed dated March 17, 2011 of record as Instrument No. 20110331-0024748, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 421, page 12, said Register's Office and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS.****

unimproved ( )
This is improved( X ) property, known as **1109 N. 8TH STREET, NASHVILLE, TN 37207**
(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 31st day of October, 2011.

**ANDREW TILGHMAN**

**DAVID GORDON**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew Tilghman and David Gordon**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of October, 2011.

My commission expires: **May 5, 2015**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Jeanna Crocker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jeanna Crocker

State of Tennessee
County of Davidson

Personally appeared before me, Amy D. Nix, a notary public for this county and state, Jeanna Crocker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Commission Expires: _____

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012