WARRANTY DEED

R-BP-12-1648

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,500.00

Katie Bodenhamer
Affiant

Subscribed and sworn to before me, this 19th DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 7/4/14
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Katie Bodenhamer	Sumner Bank & Trust	
1648 Boxwood Drive	(NAME) 967 A Grassland Place	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Gallatin, TN 37066	172030A12800CO
(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, we NICOLE HILLIARD, FKA NICOLE JESSER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATIE BODENHAMER AND ARNETT BODENHAMER, WIFE AND HUSBAND, 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 LOT NO. 61 ON THE FINAL PLAT OF THE WOODLANDS SUBDIVISION, PHASE 4, SECTION 1B, AS OF RECORD IN INSTRUMENT 200707050080225, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO NICOLE JESSER, UNMARRIED BY DEED FROM WEST END HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT 200811120111909, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 5, 2008. THE SAID NICOLE JESSER HAVING SINCE MARRIED AND NOW BEING KNOWN AS NICOLE HILLIARD.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, ASSUMED BY GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT 200707050080225; BOOK 7334, PAGE 109; BOOK 7408, PAGE 250; BOOK 7516, PAGE 37; BOOK 8464, PAGE 463; BOOK 8622, PAGE 390; BOOK 8634, PAGE 224; BOOK 8644, PAGE 675; BOOK 7334, PAGE 109; BOOK 8454, PAGE 246; BOOK 8472, PAGE 310; BOOK 7912, PAGE 422; BOOK 6710, PAGE 495; BOOK 7091, PAGE 428; INSTRUMENT 200707020078297; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE SAID JEFFERY HILLIARD JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY.

unimproved ( )
This is improved (X) property, known as 1648 Boxwood Drive, Nashville, Tennessee 37211
(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.

BILL GARRETT, Davidson County
Trans: T20120056460 DEEDWARR
Recvd: 08/01/12 09:13 2 pgs
Fees: 13.00 Taxes: 1226.55
20120801-0067749

Witness my/our hand(s) this ____ day of July, 2012.

Nicole Hilliard

Jeffery Hilliard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicole Hilliard and Jeffery Hilliard, 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 ____ day of July, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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