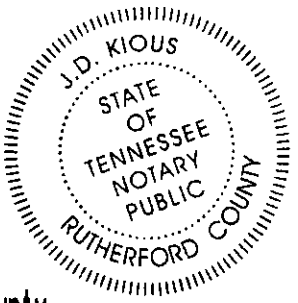
File No. 12050411

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/17/2014

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120064187 DEEDWARR
Recvd: 08/28/12 09:05 2 pgs
Fees:13.00 Taxes:2812.00

20120828-0077279

**THIS INSTRUMENT WAS PREPARED BY**
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 N. Walnut St.
Murfreesboro, TN 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Daniel Rudd | SAME | 132-07-006.00 |
| (NAME) | (NAME) | |
| 4200 Franklin Rd | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37204 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in 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, **John Rudd,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **John Daniel Rudd,** hereinafter called the GRANTEE, his 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 parts of Lots Nos, 6 and 7 on the Map of the May Overton Estate, as of record in Book 421, page 162, Register's Office for said County, and being part of the land marked "Stamps Property", shown on the Plan of Southmeade, Section II, as of record in Book 2133, page 64, Register's Office for said County, and being described according to a plat prepared by W.W. Turner Company, Engineers dated March 30, 1953, as follows:
Beginning at an iron pin the east margin of Franklin Road, 144.6 feet south from a concrete monument set in the beginning of a curve into a 50 foot roadway shown on the Plan of Southmeade, Section II, as of record in Book 2133, page 64, Register's Office for said County; thence easterly 521.6 feet to a point in the west line of Lot No. 9 on said Southmeade, Section II, said point being 170 feet south of the south margin of said Roadway; thence North 3 deg. 57' East 170 feet to the south margin of said Roadway; thence with the south margin of said Roadway, North 86 deg. 03' West 524.6 feet to a point which is the beginning of a curve; thence with said curve, having a radius of 25.0 feet, a distance of 44.0 feet to a point in the east side of Franklin Road; thence with the east side of Franklin Road, 7 deg. 08' East 144.6 feet to the point of the beginning.

Being the same property conveyed to John Rudd by Warranty Deed from James M. Fischer, Jr. of record in Instrument No. 20051020-0126902 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat of record in Book 421, page 162; all matters set forth per Plat of record in Book 2133, page 64; Restrictive Covenants set forth in Book 560, page 106; all of the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Debra Gonzalez, spouse of John Rudd, joins in this conveyance to convey any marital interest she may have in subject property.

This is improved (D) property. known as 4200 Franklin Pike, Nashville, TN 37204

(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 heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 24th day of August, 2012.

John Rudd

Debra Gonzalez

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Rudd, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 24th day of August, 2012.

Commission expires: 5/17/2014

J.D. KIOUS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debra Gonzalez, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 24th day of August, 2012.

Commission expires: 5/17/2014

J.D. KIOUS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

**File Number: 12050411**

**RETURN TO:**

Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130