This space for Register's Office:

BILL GARRETT, Davidson County
Trans:T20120079078 DEEDWARR
Recvd: 10/17/12 15:15 2 pgs
Fees:13.00 Taxes:277.50
20121017-0095405

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

**ADDRESS NEW OWNER:**
**rootDEV, LLC**
**2104 Grantland Avenue**
**Nashville, TN 37204**

**SEND TAX BILLS TO:**
**New Owner**

**Map & Parcel No: 105.06-0-208.00**

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

**For the consideration** of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Robert E. Hudson and wife, Tamika S. Hudson,** hereinafter called the **Grantors**, do hereby convey unto **rootDEV, LLC, a TN LLC** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

**Being all of Lot No. 17 on the Map of Matilda Alloways' Subdivision of Lot No. 5, Hortons Plan of record in Book 161, Page 143, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.**

**Being the same property conveyed to Robert E. Hudson and Tamika S. Hudson on August 13, 2010 by Warranty Deed of record in Instrument No. 20101015-0082766, Register's Office for Davidson County, Tennessee.**

**This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that are of record.**

This conveyance is subject to: 1) Current years taxes which have been prorated 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

**This is improved property known as: 753 Alloway Street, Nashville, TN 37203**

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

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.

**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, Grantee's heirs or assigns, forever.

**GRANTOR(s) COVENANT(s)** with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR(s) FURTHER COVENANT(s)** and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I/we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

**IN WITNESS WHEREOF**, I/We have hereunto set my/our hand(s) and seal(s) this 15 day of October, 2012.

Robert E. Hudson

Tamika S. Hudson

**STATE OF Tennessee**
**County of Davidson**

BEFORE ME, the undersigned authority, on this day personally appeared Robert E. Hudson and Tamika S. Hudson known to me to be the person whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 15 day of October, 2012.

KIMBERLY B. HAYGROOD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public in and for the State of Tennessee

My Commission Expires: 5/23/16

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**STATE OF Tennessee**
**COUNTY OF Davidson**
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Carmen Coates
Affiant

Sworn and subscribed before me on October 16th, 2012.

J. Brandon Miller
Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

My Commission Expires : 9-9-2014