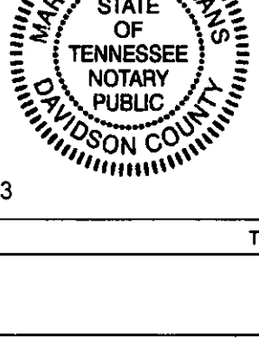
WARRANTY DEED



Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,500.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

R-VRES-13-4013

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Return To:
BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Chase T. Gruber	Pulte Mortgage	
4013 Woodmont Blvd	(NAME) 7390 South Iola	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Englewood, CO 80112	11608009300
(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, I/we LINDA GAYLE MANNING, AN UNMARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHASE T. GRUBER AND WHITNEY GRUBER, 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. 7, BLOCK A ON THE PLAN OF WOODMONT LANE HOMESITES OF RECORD IN PLAT BOOK 1130, PAGE 13, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

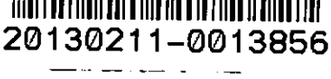
BEING THE SAME PROPERTY CONVEYED TO CHARLES JERRY RUTLEDGE AND WIFE, LINDA GAYLE MANNING BY DEED FROM STEVEN C. SCALET AND WIFE, KERI RANKING SCALET OF RECORD IN BOOK 10909, PAGE 170, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 29, 1998 RECORDED ON APRIL 30, 1998 AND FURTHER IN ACCORDANCE WITH THE TERMS OF THE FINAL DECREE OF DIVORCE, DOCKET NO. 99D-2472, DAVIDSON COUNTY, CHARLES JERRY RUTLEDGE DID CONVEY HIS INTEREST BY QUITCLAIM DEED UNTO LINDA GAYLE MANNING OF RECORD IN BOOK 11741, PAGE 804, SAID REGISTER'S OFFICE, DATED OCTOBER 22, 1999 AND RECORDED NOVEMBER 12, 1999.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 1130, PAGE 13; BOOK 613, PAGE 404; BOOK 924, PAGE 24; BOOK 1071, PAGE 420; BOOK 1153, PAGE 230, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 4013 Woodmont Blvd, Nashville, Tennessee 37205
(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:T20130011461 DEEDWARR
Recvd: 02/11/13 11:06 2 pgs
Fees:13.00 Taxes:1230.25



20130211-0013856

Witness my/our hand(s) this 31st day of January, 2013.

Linda Gayle Manning

Linda Gayle Manning

STATE OF Tennessee
COUNTY OF Davidson

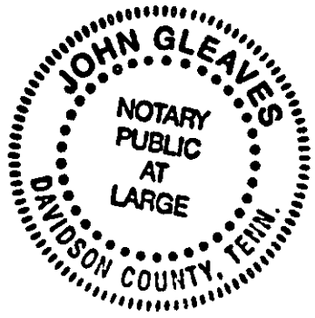
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda Gayle Manning, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of January, 2013.

Notary Public

My Commission Expires: 5-2014

(SEAL)



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