WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-MFR-13-230

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
The Lily Hurt Living Trust	Mary Frances Rudy	
2012 21st Avenue South	2012 21st Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	09115008800
(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 PATRICIA STEWART, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY FRANCES RUDY, TRUSTEE OF THE LILY HURT LIVING TRUST, 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 PART OF BLOCK NO. 14 ON THE REALTY SAVINGS BANK AND TRUST COMPANY'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, OF RECORD IN BOOK 421, PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING PARCEL "C" ON THE UNRECORDED SUBDIVISION OF PART OF SAID BLOCK NO. 14, DESCRIBED ACCORDING TO A SURVEY MADE BY RALPH W. C. LAMBERT, SURVEYOR, DATED APRIL 18, 1953, AS FOLLOWS:BEGINNING AT AN IRON PIN, THE NORTHEAST CORNER OF 54TH AVENUE NORTH, FORMERLY RICHLAND AVENUE, AND DAKOTA AVENUE; THENCE WITH THE EASTERLY MARGIN OF 54TH AVENUE NORTH, NORTHWARDLY 54 FEET TO AN IRON PIN; THENCE EASTWARDLY 120.5 FEET TO THE WESTERLY LINE OF THE PROPERTY CONVEYED TO K. A. BERRY AND WIFE, BY DEED FROM TENNESSEE PROPERTY COMPANY, OF RECORD IN BOOK 981, PAGE 294, SAID REGISTER'S OFFICE; THENCE WITH SAID LINE, SOUTHWARDLY 54 FEET TO AN IRON PIN ON THE NORTHERLY MARGIN OF DAKOTA AVENUE, THENCE WITH SAID AVENUE, WESTWARDLY 102.5 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA STEWART, UNMARRIED BY WARRANTY DEED FROM PAUL J. MOSCA AND JUDITH MOSCA, MARRIED, RECORDED ON THE 3RD DAY OF MAY, 2005 IN INSTRUMENT NO. 20050503-0049117, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 421, PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 230 B 54th Avenue North, Nashville, Tennessee 37209

(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:T20130019509 DEEDWARR
Recvd: 03/11/13 10:52 2 pgs
Fees:13.00 Taxes:777.00
20130311-0023805

Witness my/our hand(s) this 5th day of March, 2013.

Patricia Stewart

Patricia Stewart

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Stewart, 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 5th day of March, 2013.

C. Loy Carney

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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