BILL GARRETT, Davidson County
Trans:T20130020603 DEEDWARR
Recvd: 03/13/13 15:58 3 pgs
Fees:18.00 Taxes:407.00
20130313-0025123

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-1051

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Harold B. Rucker Dianne S. Rucker 1221 Waterstone Blvd Franklin, TN 37069	New Owner	072-12-0-275.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value,
Whichever is greater, for this transfer is
$110,000.00

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Dianne S. Rucker
Affiant

Subscribed and sworn to before me, this
the 8th day of March, 2013.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **1913 Upland, LLC, a Tennessee limited liability company, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Harold B. Rucker and wife, Dianne S. Rucker ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 157 on the plan of Burchwood Gardens, Section Two, of record in Book 2900, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to 1913 Upland LLC by Quit Claim Deed from Wendy H. Stevens, dated July 15, 2009, filed July 16, 2009, of record in Instrument No. 20090716-0066746, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Wendy H. Stevens by Warranty Deed from Carolyn J. Walling, now Wilson and John A. Wilson, wife and husband, dated May 30, 2008, filed June 4, 2008, in Instrument No. 20080604-0057250, said Register's Office.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **1913 Upland Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of **March, 2013.**

GRANTOR(S)

1913 UPLAND, LLC.,
a Tennessee limited liability company

By: _____
Wendy Stevens, Managing Member

STATE OF Florida

COUNTY OF Broward

Before me, the undersigned a Notary Public in and for said County and State aforesaid, personally appeared Wendy Stevens, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Managing Member of 1913 Upland, LLC, the within named bargainor, a limited liability company, and that she as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by the said Wendy Stevens as its Managing Member.

Witness my hand and official seal on this the 7th day of **March, 2013.**

Notary Public

My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
David E. Reiser
Commission # DD995616
Expires: JUNE 05, 2014
BONDED THRU ATLANTIC BONDING CO., INC.