BILL GARRETT, Davidson County
Trans:T20130023435 DEEDWARR
Recvd: 03/22/13 08:43 2 pgs
Fees:13.00 Taxes:628.63
20130322-0028316

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Megan Faulk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March, 2013.

C. Ty Carney

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TY CARNEY Notary Public STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

R-MFR-13-1801

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Frances Rudy (NAME)	**Mary Frances Rudy** (NAME)	
1801 Cloverleaf Drive (ADDRESS)	**2012 21st Avenue South** (ADDRESS)	**073-13-0-007.00**
Nashville, TN 37216 (CITY) (STATE) (ZIP)	**Nashville, TN 37212** (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, we **AMY E. MUNSON, UNMARRIED,,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARY FRANCES RUDY, UNMARRIED,** hereinafter called the Grantee, 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. 85 ON THE PLAN OF BURCHWOOD GARDENS, SECTION II OF RECORD IN PLAT BOOK 2900, PAGE 66, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH MARGIN OF VALLEY PARK DRIVE AT THE CORNER OF LOTS NO. 84 AND 85; THENCE WEST WITH SAID DRIVE, 83.69 FEET TO A CONCRETE MONUMENT, CONTINUING WEST WITH SAID DRIVE, 37.03 FEET TO A MONUMENT; THENCE AROUND THE CURVE IN A NORTHERLY DIRECTION 38.05 FEET TO THE EAST MARGIN OF CLOVERLEAF DRIVE; THENCE NORTHERLY AROUND A CURVE; WITH SAID DRIVE, 90 FEET TO THE CORNER OF LOTS NO. 85 AND 86; THENCE EASTERLY WITH THE LINE BETWEEN SAID LOTS, 180 FEET TO THE CORNER OF LOTS NO. 84 AND 108; THENCE SOUTHERLY WITH THE LINE BETWEEN LOTS NO. 84 AND 85, 174.10 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO AMY E. MUNSON, UNMARRIED BY DEED FROM THE ESTATE OF GLADYS T. ROY OF RECORD AT INSTRUMENT NO. 20120208-0011426, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 5, 2012 AND RECORDED ON FEBRUARY 8, 2012.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 2900, PAGE 66; SAID REGISTER'S OFFICE; C) EASEMENT FOR SANITARY SEWER AND/OR STORM DRAINAGE OF RECORD IN BOOK 4145, PAGE 645, SAID REGISTER'S OFFICE D) RESTRICTIONS OF RECORD IN BOOK 3000, PAGE 528 E) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **1801 Cloverleaf Drive Nashville, Tennessee 37216**
(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.

Witness my/our hand(s) this 8th day of March, 2013.

Amy E. Munson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy E. Munson, 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 8th day of March 2013.

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
2012 21st Ave. South
Nashville, TN 37212