WARRANTY DEED

G-KW-13-303

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 07/08/13
(AFFIX SEAL)

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
Beth A. Ludlum	New Owner	
303 Sloan Rd	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		103080B30300CO
(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, we KATHERINE E. CURLEE, UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BETH A. LUDLUM, SINGLE WOMAN , 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 UNIT NO. 303, BUILDING B ON THE PLAN OF PARKLANE CONDOMINIUMS, PHASE V, AS SHOWN AS EXHIBIT "B" TO THE MASTER DEED OF RECORD IN BOOK 7896, PAGE 710, AS AMENDED IN BOOK 7937, PAGE 67, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM LACIE ELIZABETH NEELEY, UNMARRIED TO KATHERINE E. CURLEE, UNMARRIED AS RECORDED ON THE 28TH DAY OF OCTOBER, 2009 IN INSTRUMENT NO. 20091028-0099454 AND WARRANTY DEED FROM RAMA PRASAD AND WIFE, SUDHA PRASAD TO LACIE ELIZABETH NEELEY, UNMARRIED AS RECORDED ON THE 5TH DAY OF MAY, 2004 IN INSTRUMENT NO. 20040505-0051285, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN MASTER DEED OF RECORD IN BOOK 7896, PAGE 710 AND BOOK 7937, PAGE 67; CHARTER OF THE HOA OF RECORD IN BOOK 7710, PAGE 305 AND BOOK 7895, PAGE 173 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 303 Sloan Rd, 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:T20130039962 DEEDWARR
Recvd: 05/14/13 09:19 2 pgs
Fees:13.00 Taxes:591.63
20130514-0048296

Witness my/our hand(s) this 10th day of May, 2013.

Katherine E. Curlee by Stephen Curlee, Attorney in Fact

Katherine E. Curlee by Stephen Curlee,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of May, 2013, before me personally appeared Stephen Curlee to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Katherine E. Curlee and who acknowledged he executed the same as the free act and deed of the said Katherine E. Curlee.

Witness my hand and official seal, this the 10th day of May, 2013.

Mary Frances Rudy

Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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