WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

Subscribed and sworn to before me, this 21st DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-MFR-13-116

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
Heithcock Construction, LLC	Same as New Owner	
1210 LONGSTREET CIR (ADDRESS)	(NAME) (ADDRESS)	
BRENTWOOD, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	071-14-0-081.00 and 071

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 THE RUDY FAMILY LIMITED PARTNERSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HEITHCOCK CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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 NOS. 11 AND 12 ON THE MAP OF W.B. BUSH'S TRACT OF RECORD IN PLAT BOOK 421, PAGE 24, 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 THE RUDY FAMILY LIMITED PARTNERSHIP BY DEED FROM MARY FRANCES RUDY OF RECORD AT INSTRUMENT NO. 20091230-0118573, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 28, 2009 AND RECORDED ON DECEMBER 30, 2009.

BEING THE SAME PROPERTY CONVEYED TO MARY FRANCES RUDY BY DEED FROM ERIN K. HARDY AND JUSTINE L. HARDY OF RECORD AT INSTRUMENT NO. 20060602-0065233, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 26, 2006 AND RECORDED ON JUNE 2, 2006.

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 421, PAGE 24, 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 116 and 114 B Fern Avenue, Nashville, Tennessee 37207
(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: T20130043983 DEEDWARR
Recvd: 05/28/13 08:42 2 pgs
Fees: 13.00 Taxes: 481.00
20130528-0053171

Witness my/our hand(s) this 21st day of May, 2013.

The Rudy Family Limited Partnership

BY: _____
Mary Frances Rudy, General Partner

STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of May, 2013, before me personally appeared MARY FRANCES RUDY, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of The Rudy Family Limited Partnership, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of May, 2013.

_____
Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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