WARRANTY DEED

B-CL-13-984

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/21/17

(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

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
Richard Houston	New Owner (NAME)	
984 Davidson Drive (ADDRESS)	(ADDRESS)	115-02-0-082.00
Nashville, TN 37205 (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 ANDREA H. SANDEFUR AND ROBERT B. SANDEFUR, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD HOUSTON AND MELISSA HOUSTON, 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 NO. 172 ON THE PLAN OF CREST MEADE, SECTION III OF RECORD IN PLAT BOOK 2331, PAGE 150, 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 ANDREA H. SANDEFUR AND ROBERT B. SANDEFUR, WIFE AND HUSBAND BY DEED FROM THOMAS HOLDER PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD AT INSTRUMENT NO. 20120106-0001426, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 30, 2011 AND RECORDED ON JANUARY 6, 2012.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 2331, PAGE 150; BOOK 2602, PAGE 129; BOOK 4786, PAGE 474, 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 984 Davidson Drive, Nashville, Tennessee 37205
(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:T20130046229 DEEDWARR
Recvd: 06/04/13 09:23 2 pgs
Fees:13.00 Taxes:1091.50
20130604-0056073

Witness my/our hand(s) this 29th day of May, 2013.

Andrea Sandefur by Stevi Smith Attorney in Fact

Andrea H. Sandefur by Stevi Smith,
Attorney in Fact

Robert Sandefur by Stevi Smith Attorney in Fact

Robert B. Sandefur by Stevi Smith,
Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared STEVI SMITH 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 ANDREA H. SANDEFUR and who acknowledged he/she/they executed the same as the free act and deed of the said ANDREA H. SANDEFUR.

Witness my hand and official seal, this the 29th day of May, 2013.

Notary Public
My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared STEVI SMITH 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 ROBERT B. SANDEFUR and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT B. SANDEFUR.

Witness my hand and official seal, this the 29th day of May, 2013.

Notary Public
My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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