BILL GARRETT, Davidson County
Trans:T20130047252 DEEDWARR
Recvd: 06/06/13 10:48 2 pgs
Fees:13.00 Taxes:1628.00
20130606-0057502

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2013050003

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $440,000.00

Sworn to and subscribed before me this 5th day of June, 2013.

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-20-2015

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Ryan Rudolph		117-05-127.00
3507 Grayswood Avenue	New Owner	
Nashville, TN 37215		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christopher K. Baxley and Carroll M. Baxley, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ryan Rudolph and Katie Rudolph, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 24, 25, 26 and 27 of Block B on the Plan of Revised Plan of The Life & Casualty Insurance Co's Subdivision of Woodmont Acres of record in Plat Book 843, Page 102, 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 Christopher K. Baxley and Carroll M. Baxley, husband and wife by Quitclaim Deed from Carroll M. Baxley, f/k/a Jane Carroll Mauldin, a married woman who acquired title as unmarried of record at Instrument No. 20130312-0024406, Register's Office for Davidson County, Tennessee, dated March 6, 2013 and recorded on March 12, 2013.

This is improved property known as **3507 Grayswood Avenue, Nashville, TN 37215.**

This conveyance is made subject to all matters of record in Register's Office for Davidson County, Tennessee including but not limited to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this5th day of June, 2013.

Christopher K. Baxley

Carroll M. Baxley

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Christopher K. Baxley and Carroll M. Baxley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of June, 2013.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2015