Davidson County DEEDWARR
Recvd: 08/15/13 11:36 5 pgs
Fees:28.00 Taxes:699.30
20130815-0085869

WARRANTY DEED

MAIL RECORDED DEED TO:

LESLIE H. RUDLOFF
5536 Oakmont Cir
Nashville, TN 37209

OWNER (SEND TAX BILLS TO):

LESLIE H. RUDLOFF
5536 Oakmont Cir
Nashville, TN 37209

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY-NINE THOUSAND AND 00/100 Dollars ($189,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DANIEL L. SHORT and LINDA M. SHORT, husband and wife (herein, "Grantor"), whose address is 4916 Wood Valley Drive Raleigh NC 27613, hereby sells, transfers and conveys to LESLIE H. RUDLOFF, an unmarried woman (herein, "Grantee"), whose address is 5536 Oakmont Cir, Nashville, TN 37209 all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 5536 Oakmont Circle, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

WITNESS my hand and seal this 19 day of July, 2013.

PIN NO: 103-06-0-029.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Daniel L. Short

STATE OF NC
COUNTY OF Wake

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Daniel L. Short, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of July, 2013.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/17/13

Andrew Cookson
Notary Public
Wake County
North Carolina
My Commission Expires 9/17/2013

GRANTOR:

Linda M. Short

STATE OF NC
COUNTY OF Wake

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Linda M. Short, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of July, 2013.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/17/13

Andrew Cookson
Notary Public
Wake County
North Carolina
My Commission Expires 9/17/2013

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 189,000.00.

GRANTEE

Grantee signature _____
L. H. Rudloff

Subscribed and sworn to under oath before me, this 7 day of August, 2013.

Ella K. Butler
SIGNATURE OF NOTARY PUBLIC
My commission expires: 12-06-2016

[Affix Notary Seal]

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE REVISED PLAN OF RICHLAND MEADOWS, SECTION IV, OF RECORD IN BOOK 2330, PAGE 95, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GEORGE JEREMY COX, BY DEED FROM CHARLES M. HALL AND WIFE, LUCY J. HALL, OF RECORD AS INSTRUMENT NO. 20030708-0093872, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXCEPT TO THE EXTENT OTHERWISE SET FORTH IN HERETO:

1. TITLE TO THE PORTION OF THE PROPERTY WITHIN THE BOUNDARIES OF ANY ROADS.

2. EASEMENTS FOR UTILITIES SERVING THE SUBJECT PROPERTY.

3. DAVIDSON COUNTY PROPERTY TAXES FOR THE YEAR 2010, A LIEN, BUT NOT YET DUE AND PAYABLE.

4. ALL MATTERS SHOWN ON THE REVISED PLAN OF RICHLAND MEADOWS, SECTION IV, OF RECORD IN BOOK 2330, PAGE 95, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL ID #103-06-0-029.00

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument 20100804-0061246 on August 4, 2010.

PIN NO: 103-06-0-029.00

STREET ADDRESS:

5536 Oakmont Circle, Nashville, TN 37209

13-48776 (srb)

True Copy Certification

I, Stephanie Botelho, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Stephanie Botelho
Signature

State of Rhode Island

County of Newport

Personally appeared before me, Mackenzie Harrington, a notary public for this county and state, Stephanie Botelho, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mackenzie Harrington
Notary's Signature

My Commission Expires: 11/16/2016
Notary' Seal (if on paper)

RHODE ISLAND
NOTARY PUBLIC
MACKENZIE HARRINGTON
EXPIRES 11/16/2016
ID# 754677