Realty Title and Escrow Co., Inc
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans: T20130071796 DEEDWARR
Recvd: 08/20/13 11:10 2 pgs
Fees: 13.00 Taxes: 385.65

20130820-0087604

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 12-22-15

(AFFIX SEAL)

KATHLEEN A. TOMLINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMM. EXPIRES 12/22/15

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Elaine Dodson	Franklin American Mtg	10816018000
(NAME)	(NAME)	
3271 Priest Woods Drive	501 Corporate Centre Dr #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-4332	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Pamela D. Rudder, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mary Elaine Dodson and Kim Tucker Dodson, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a 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. 24B, on the plan of Zone Lot Division, Lots 10-12, 14, 24, 26, and 34, Section One, Percy Priest Woods, of record in Plat Book 5200, Page 472 amending Plat Book 5200, Page 652, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Pamela D. Rudder, unmarried by Deed from Montrose W. Simmons, unmarried, dated 05/11/2004 and filed for record on 05/18/2004 in Instrument 200405180058442, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Plat Book 5200, Page 472, Plat Book 5200, Page 652, (2) Restrictions of record in Book 5984, Page 865, as amended of record in Book 6020, Page 270, as amended of record in Book 6097, Page 11, as amended of record in Book 6353, Page 307, as amended of record in Book 6560, Page 667, and (3) Deed of Conveyance of record in Book 6147, Page 886, Book 6147, Page 893, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3271 Priest Woods Drive, Nashville, TN 37214-4332
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-16286
SMG TN Warranty Deed

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/or 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/or 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.

Witness my hand this 15th day of August, 2013.

Pamela D. Rudder

Pamela D. Rudder

State of Tennessee
County of Davidson

Personally appeared before me Pamela D. Rudder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of August, 2013.

Notary Public
My Commission Expires: May 14, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067