BILL GARRETT, Davidson County
Trans:T20130072204 DEEDWARR
Recvd: 08/21/13 10:42 2 pgs
Fees:13.00 Taxes:943.50
20130821-0088075

WARRANTY DEED

R-BR-13-3338

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Todd W. Rice
Affiant

Subscribed and sworn to before me, this 19th DAY OF August, 2013.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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
Todd W. Rice	Regions Bank DBA Regions Mortgage	
3338 Hillsboro Pike (ADDRESS)	2050 Parkway Office Circle (NAME) (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	117-07-0H-002.00

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 CONNIE URBACH, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TODD W. RICE, MARRIED, 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 UNIT NO. 3338, RODERICK SQUARE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 928, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6867, PAGE 385, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO CONNIE URBACH, MARRIED BY DEED FROM GEORGE WILLIAM LAFEVOR AND MARTHA FORRESTOR, SUCCESSOR TRUSTEES OF THE ROBERTSON FAMILY TRUST, DATED SEPTEMBER 8, 2000 OF RECORD AT INSTRUMENT NO. 20080408-0035536, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 4, 2008 AND RECORDED ON APRIL 8, 2008.

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 6250, PAGE 928; BOOK 6867, PAGE 385; INSTRUMENT NUMBER 20121203-0110932; BOOK 6601, PAGE 519; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE PRIMARY OR MARITAL RESIDENCE OF THE GRANTOR HEREIN.

unimproved ( )
This is improved (X) property, known as 3338 Hillsboro Pike, Nashville, Tennessee 37215
(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.

Witness my/our hand(s) this 19th day of August, 2013.

Connie Urbach

Connie Urbach

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Connie Urbach, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of August, 2013.

Megan Paulus

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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