WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Angela Gibson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

MICHELLE MARIE MONTAGUE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marguerite Denise W. Rudolph	SAME	096-09-OB-022.22
3044 Whitfield Crossing (NAME)	(NAME)	BILL GARRETT, Davidson County Trans:T20130084232 DEEDWARR Recvd: 09/30/13 11:43 2 pgs Fees:13.00 Taxes:577.20
Nashville, TN 37214 (ADDRESS)	(ADDRESS)	20130930-0102293
(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, **Ashley N. Sparks, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Marguerite Denise W. Rudolph, unmarried**, 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 Unit No. 3044, as shown on the plan of Donelson's Place, a Horizontal Property Regime, filed as Exhibit B to and established by the Declaration of record in Instrument 200707030079564 as amended in Instruments 200707120083113, 200708160098067, 201010260085599 and 201011120091023, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Ashley N. Sparks, unmarried by Deed from J2K Builders LLC, dated 06/07/2011 and filed for record on 06/16/2011 in Instrument 201106160046225, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200605310063577, Instrument 200704300051183, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200707030079564, as amended of record in Instrument 200707120083113, as amended of record in Instrument 200708160098067, as amended of record in Instrument 201010260085599, and Instrument 201011120091023, said Register's Office.

Storm water Detention Agreement of record in Instrument 200703020025663, said Register's Office.

Charter of record in Instrument 200707030079444, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 3044 Whitland Crossing Drive, Nashville, TN 37214-3567
(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/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 26th day of September, 2013.

Ashley N. Sparks

State of Tennessee
County of Wilson

Personally appeared before me Ashley N. Sparks, 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 26th day of September, 2013.

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122