BILL GARRETT, Davidson County
Trans: T20130091277 DEEDWARR
Recvd: 10/24/13 10:18 2 pgs
Fees: 13.00 Taxes: 135.05

20131024-0110735

WARRANTY DEED

R-VRES-13-179

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,500.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/8/16
(AFFIX SEAL)

DANA DELWORTH 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
David Bloodworth	David Bloodworth	
510 27th Avenue North (ADDRESS)	(NAME) 510 27th Avenue North (ADDRESS)	PART OF NEW
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37209 (CITY) (STATE) (ZIP)	103-2-156.00

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 RJC PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID BLOODWORTH AND WIFE, VIRGINIA BLOODWORTH, 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:

BEING A TRACT LYING IN THE 24TH COUNCIL DISTRICT DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (EXISTING) BEING THE SOUTHWEST CORNER OF A TRACT OWNED BY BRAXTON BRADLEY, AS OF RECORD IN INSTRUMENT NO. 20041109-0135146 R.O.D.C.T, AND BEING THE NORTHEAST CORNER OF THIS TRACT, THENCE: SEVERING THE PROPERTY OF RJC PROPERTIES, LLC, AS OF RECORD IN INSTRUMENT NO. 20121102-0100790 R.O.D.C.T., S 05 DEGREES 29 MINUTES 18 SECONDS E, 48.33' TO AN IRON PIN (SET), THENCE: N 82 DEGREES 01 MINUTES 37 SECONDS W, 88.38' TO A POINT, THENCE: N 07 DEGREES 03 MINUTES 58 SECONDS W, 50.00' TO AN IRON PIN (EXISTING), THENCE: WITH A NEW LINE, S 81 DEGREES 12 MINUTES 35 SECONDS E, 90.11' TO THE POINT OF BEGINNING CONTAINING 0.0974 ACRES MORE OR LESS AS PER A SURVEY BY C&K SURVEYS LLC, DATED JULY 30, 2013.

NOTE: THE ABOVE DESCRIBED TRACT OF LAND IS NOW A PORTION OF LOT 1, FINAL PLAT RE-SUBDIVISION OF A PORTION OF LOT 25 ON THE MAP OF THE C.C. VERNON FARM, AS SHOWN OF RECORD IN INSTRUMENT NO. 20131014-0107224, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO RJC PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM MATTYE P. KOFAHL, A SINGLE WOMAN, BY HER ATTORNEYS-IN-FACT, REDA FAY HALE AND WILLIAM P. KOFAHL, JR., RECORDED ON THE 2ND DAY OF NOVEMBER, 2012 IN INSTRUMENT NO. 20121102-0100790, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE SHOWN ON PLAT IN INSTRUMENT NO. 20131014-0107224;

unimproved (X)
This is improved ( ) property, known as Part of 179 Rural Avenue, Nashville, Tennessee 37209
(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 23rd day of October, 2013.

RJC Properties, LLC

BY: _____
Christopher M. Decker, Secretary

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of October, 2013, before me personally appeared Christopher M. Decker, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Secretary of RJC Properties, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Secretary executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of October, 2013.

_____
Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

My Commission Expires:

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