WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Amanda Horden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

G-VRES-13-976

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Herschel Gaddes	**Same as New Owner**	
(NAME)	(NAME)	
1046 General George Patton Dr		**142-5-D-50.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **KRISTEN RUTLEDGE AND HUSBAND JAMES BRIAN RUTLEDGE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HERSCHEL GADDES, A SINGLE PERSON,** 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. L-402-C AND CARPORT DESIGNATED NO. L-402-C OF PHASE ONE, SECTION FOUR, RIVER PLANTATION CONDOMINIUM APARTMENTS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 4892, PAGE 440, AS AMENDED IN BOOK 4956, PAGE 756 AND INSTRUMENT NOS. 20050128-0010626 AND 20050602-0062760, THE PLAT OF WHICH IS OF RECORD IN PLAT BOOK 4860, PAGES 17, 18, AND 19, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO KRISTEN A. ENNIS, UNMARRIED BY WARRANTY DEED FROM ELIZABETH HENSLEY CSERNOVICZ, MARRIED (F/K/A ELIZABETH HENSLEY, UNMARRIED), RECORDED ON THE 13TH DAY OF AUGUST, 2004 IN INSTRUMENT NO. 20040813-0098325, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

KRISTEN A. ENNIS HAVING SINCE MARRIED AND IS NOW KNOWN AS KRISTEN RUTLEDGE. JAMES BRIAN RUTLEDGE, SPOUSE OF KRISTEN RUTLEDGE JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 4860, PAGE 17,18 AND 19 AND ALL MATTERS SET FORTH IN THE BOUNDARY PLAT OF RECORD IN BOOK 4860, PAGE 16; BY-LAWS OF RECORD IN BOOK 4892, PAGE 456; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 20050415-0042394; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN BOOK 4892, PAGE 440, BOOK 4956, PAGE 756, INSTRUMENT NO. 20050128-0010626 AND INSTRUMENT NO. 20050602-0062760; EASEMENTS OF RECORD IN BOOK 3770, PAGE 6, BOOK 7776, PAGE 934 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **976 Todd Preis Drive Nashville, Tennessee 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20130092569 DEEDWARR
Recvd: 10/29/13 12:33 2 pgs
Fees:13.00 Taxes:469.90
20131029-0112284

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 25th day of October, 2013.

Kristen Rutledge

James Brian Rutledge

STATE OF Tennessee
COUNTY OF Davidson

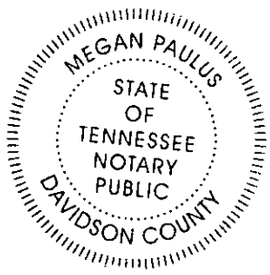
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristen Rutledge and James Brian Rutledge, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed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

Witness my hand and official seal, this the 25th day of October, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212