Davidson County DEEDWARR
Recvd: 02/21/14 10:05 4 pgs
Fees:23.00 Taxes:2937.80
20140221-0014898

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31584-12-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $794,000.00. Affiant Subscribed and sworn to before me this 20th day of February, 2014. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: John D. Rudd 4200 Franklin Road Nashville, TN 37204	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 160 F 00200 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Evan A. Vutsinas, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John D. Rudd, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4015-B Estes Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of February, 2014.

Evan A. Vutsinas

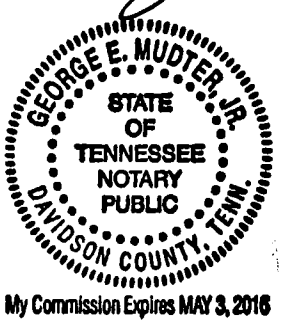
STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Evan A. Vutsinas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of February, 2014.

Notary Public

My Commission Expires:



My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Evergreen Townhomes, a condominium established by Declaration of record in Instrument No. 20120209-0011735, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Declaration and being located upon Lot No. 5 on the Map of Part 1, Evergreen Heights, of record in Plat Book 1130, page 19, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Evan A. Vutsinas by deed dated February 13, 2012 from Aubrey B. Harwell, Jr., Trustee with full power to sell, mortgage, lease, convey or otherwise alienate without the joinder of any beneficiary, of record in Instrument No. 20120214-0012860, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 116 160 F 00200 CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Evergreen Townhomes, of record in Instrument No. 20120209-0011735, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Condominium Act of 2008, T.C.A. § 66-27-201, et seq.
4. All matters appearing on the Plan of record as Book 1130, page 19, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

