WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140024220 DEEDWARR
Recvd: 04/10/14 09:55 2 pgs
Fees:13.00 Taxes:828.80
20140410-0029971

G-VRES-14-309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 04-02-2017

(AFFIX SEAL)

SAMANTHA J. CHAMBLEE STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samuel J. Ruder and Angel D. Ruder	Platinum Mtg. Inc	
(NAME)	(NAME)	
309 Moonwater Ct.	103 Spenryn Drive	**098-13-0A-053.00-C O**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Madison, AL 35758	
(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, I/we **JAMES R. WELLS, UNMARRIED ,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SAMUEL J. RUDER AND ANGEL D. RUDER** 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 Lot No. 53 on the Plan of Phase Two, Section Four, New Hope Point, a Planned Unit Development of record in Plat Book 9700, Page 874, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

.Being the same property conveyed to James R. Wells by Warranty deed from Continental Development and Construction, Inc. of record in Instrument No. 20010522-0053017 Register's Office for Davidson County, Tennessee, dated May 18, 2001 and recorded on May 22, 2001. (Value of consideration shown in aforementioned deed $174,900.00.)

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 874, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 591 and PUD Boundary Plat of record in Plat Book 9700, Page 275, corrected in Instrument No. 20010531-0056257, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10290, Page 1, re-recorded in Instrument No. 20000628-0064247, Book 10330, Page 782, Book 10537, Page 110, Book 10659, Page 528, re-recorded in Instrument No. 20000628-0064248, and Book 11394, Page 73, re-recorded in Instrument No. 20000628-0064249, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20000507-0056879, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress and egress of record in Book 3911, Page 875, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 11030, Page 845, in the Register's Office for Davidson County, Tennessee.
- Quitclaim deed of record in Instrument Number 20000609-0057619, in the Register's Office for DavidsonCounty, Tennessee.
- By-Laws of New Hope Point Homeowner's Association, Inc. of record in Instrument Number 20080623-0064598, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **309 Moonwater Ct., Hermitage, Tennessee 37076**.

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 the 31st DAY OF MARCH, 2014.

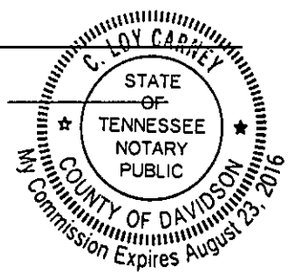
James R. Wells

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES R. WELLS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2014.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212