THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20140028549 DEEDWARR
Recvd: 04/28/14 08:42 2 pgs
Fees:13.00 Taxes:523.55
20140428-0035174

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $141,500.00

Affiant

Subscribed and sworn to before me as of the 25th day of April, 2014.

Notary Public

My Commission Expires: 11/6/17

DEBORAH M. O'NEIL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL
Amanda Emily Frick 1109 North 8th Street Nashville, TN 37207	Pinnacle Bank 150 3rd Ave. South, Ste 900 Nashville, TN 37201	082-04-0-069.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **William T. Rudolph and Mary L. Rudolph**, both unmarried, as joint tenants with right of survivorship hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Amanda Emily Frick, an unmarried women,** her heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the north 10 feet of Lot No. 309, all of Lot 310 and the south 10-1/2 feet of Lot No. 311 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee. Said lot and part of lots adjoin and front together 51-1/2 feet on the easterly side of North Eighth Street and extend back between parallel lines 165 feet to an alley.

Being the same property conveyed to William T. Rudolph and Mary L. Rudolph, both unmarried, as joint tenants with right of survivorship by deed from Andrew Tilghman, married and David Gordon, married of record in Instrument No. 20111101-0084848 Register's Office for Davidson County, Tennessee, dated October 31, 2011 and recorded on November 1, 2011.

Being also known as 1109 North 8th Street Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

2. Taxes for the year 2014 a lien, not yet due and payable.

3. Subject to all matters shown on the Plan of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, her heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto as of the 25th day of April, 2014.

William T. Rudolph

Mary L. Rudolph

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named William T. Rudolph and Mary L. Rudolph, the 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 in Nashville, Tennessee this 25th day of April, 2014.

Notary Public

My Commission Expires: 3/7/2017

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017