WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140030750 DEEDWARR
Recvd: 05/05/14 12:36 2 pgs
Fees:13.00 Taxes:814.00

20140505-0037982
G-ZR-14-01008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

CONNIE J. BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, TN

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)
Alan Sandberg	New Owner	
(NAME)	(NAME)	172 03 0A 049.00
1008 Elmshade Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 **LAURA CHOPPIN RANDOLPH, MARRIED** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ALAN P. SANDBERG AND KRISTINE L. SANDBERG, HUSBAND AND WIFE** 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. 49 on the Plan of The Plan of the Woodlands, Phase I, Section I of record in Plat Book 6900, Page 498 and 499, 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 Laura Choppin McCurdy by deed from Gabriel McCurdy of record in Instrument No. 20120531-0047310 Register's Office for Davidson County, Tennessee, dated February 2, 2012 and recorded on May 31, 2012.
Being the same property conveyed to Laura Choppin (f/k/a Laura C. McCurdy) by deed from Gabriel McCurdy and Laura C. McCurdy of record in Instrument No. 20120217-0014058 Register's Office for Davidson County, Tennessee, dated January 26, 2012 and recorded on February 17, 2012. Laura Choppin McCurdy and Gabriel Joseph McCurdy having divorced per Davidson County Circuit Court Docket No. 10D3216.

Being the same property conveyed to Gabriel J. McCurdy and wife, Laura C. McCurdy by deed from Chad D. Johnson and wife, Kathi M. Johnson of record in Instrument No. 20081118-0113668 Register's Office for Davidson County, Tennessee, dated November 12, 2008 and recorded November 18, 2008.

Said Laura Choppin McCurdy having since married and is now known as Laura Choppin Randolph. The above described property has never been the principal marital residence for Laura Choppin Randolph.

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 6900, Page 498 and 499, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, conditions and Restrictions of record in Book 7334, Page 109, as amended in Book 7408, page 250, Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224, Book 8643, page 675, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7334, Page 149 and Book 7408, page 289, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 8454, Page 246, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 8472, Page 310, in the Register's Office for Davidson County, Tennessee.
- PUD Boundary of record in Book 6900, Page 497, in the Register's Office for Davidson County, Tennessee.
- Stormwater Agreement of record in Book 7336, Page 3, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 7091, Page 428 and Book 6710, page 495, in the Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance of record in Book 8541, Pages 225, 230 and 235, in the Register's Office for Davidson County, Tennessee.

- Subject to lien for special assessment as contained in restrictions.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1008 Elmshade Lane, Nashville, Tennessee 37211**.

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 29th DAY OF APRIL, 2014.

Laura Choppin Randolph

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of April, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

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

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

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122