WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140038195 DEEDWARR
Recvd: 06/02/14 11:10 2 pgs
Fees:13.00 Taxes:1143.30
20140602-0047116

G-KWR-14-2513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00.

Belinda Ruch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2014.

Mary Frances Rudy
Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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)
Belinda Ruch	**Same as New Owner**	
(NAME) **2513 Barclay Drive**	(NAME) BELINDA RUCH	**08312006200**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) 30927 SE 307H ST WASHOUGAL WA 98671	
(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 **TOM WISER AND WIFE, HANNAH WISER AND JARED LOMAX, MARRIED ,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BELINDA RUCH, MARRIED** 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 32, EASTLAND ACRES, SECTION 1, as shown on plat of record in Plat Book 2133, Page 103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Dennis Ray Layne, single to Tom Wiser and wife, Hannah Wiser and Jared Lomax, married, as Tenants in Common as recorded on the 3rd day of December, 2013 in Instrument No. 20131203-0122895; Quitclaim Deed from Herman Thomas Layne to Dennis Ray Layne as recorded on the 1st day of July, 2011 in Instrument No. 20110701-0050881 and Warranty Deed from William L. Henderson and wife, Louise G. Henderson to H.T. Layne and wife, Christine Layne as recorded on the 17th day of December, 1954 in Deed Book 2336, Page 117, in the Register's Office of Davidson County, Tennessee.

The above described property was investment property and has never been the principal marital residence for Jared Lomax and his wife.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EASTLAND ACRES, SECTION 1, as recorded in Plat Book 2133, Page(s) 103, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement recorded in Book 4007, Page 159, 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: **2513 Barclay Drive, Nashville, Tennessee 37206**.

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 28th DAY OF MAY, 2014.

Tom Wiser

Hannah Wiser by Thomas Wiser, Attorney in Fact
Hannah Wiser by Thomas Wiser,
Attorney in Fact

Jared Lomax

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOM WISER, 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 28th of May, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Wiser , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HANNAH WISER, and who acknowledged he executed the same as the free act and deed of the said HANNAH WISER.

Witness my hand and official seal, this the 28th of May, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JARED LOMAX, 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 28th of May, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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