WARRANTY DEED
VB2014 0097

Davidson County DEEDWARR
Recvd: 06/06/14 16:24 3 pgs
Fees:18.00 Taxes:444.00
20140606-0049631

OATH OF CONSIDERATION:

SS.
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $120,000.00.

CHARLES E. WALKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIANT
SWORN TO AND SUBSCRIBED BEFORE ME THIS 2ND DAY OF JUNE, 2014.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
VANDYBINE TITLE & ESCROW, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Joyce Elaine Rudy **412 Due West Avenue** **Madison, TN 37115**	**Same**	**05107002400**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Carol Dawn Deaner and Richard Lee Norris, *(hereinafter called the "Grantors")*, have this day bargained and sold, transferred and conveyed and by these presents do bargain, sell, transfer and convey unto Joyce Elaine Rudy, *(hereinafter called "Grantee")*, a certain tract or parcel of land in the Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of the Besley Property, Section One, not of record and described according to a survey thereof made by R. L. Montoya, dated July 11, 1977, as follows:

Beginning at a point in the north margin of Due West Avenue at the common front corner of Lots No. 7 and 8 on said Plan, said point being 557 feet, more or less, west of the intersection of Due West Avenue and Saunders Avenue; thence along said Due West Avenue South 83 deg. 30' 59" East 115.86 feet to an iron pin; said point being the common front corner of Lots 8 an 9; thence with the line between said lots 8 and 9 North 6 deg. 25' 00" East 349.86 feet to an iron pin said piont being the common rear corner of Lots 7 and 8; thence with the line between said lots 7 and 8, 56 deg. 23' 41" West 349.86 feet to the point of beginning.

Being the same property conveyed to Carol Dawn Deaner and Richard Lee Norris by Substitute Trustee's Deed from Shapiro & Kirsch, LLP dated August 26,2013, recorded October 28, 2013 of record in Instrument 20131028-0111727, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **412 Due West Avenue, Madison, TN 37115**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and assumed by the Grantee;
(2) All restrictions of record;
(3) All easements of record;
(4) All matters appearing on the survey by R. L. Montoya, dated July 7, 1977;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantors covenants that Grantors are lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantors" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 2nd day of June, 2014.

GRANTORS:

Carol Dawn Deaner

Richard Lee Norris

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Carol Dawn Deaner and Richard Lee Norris, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 2nd day of June, 2014.

Notary Public
My Comm. Exp.: 5/3/17

CHARLES E. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, 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.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

My commission expires: 5/24/2017