WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140047648 DEEDWARR
Recvd: 07/03/14 11:15 2 pgs
Fees:13.00 Taxes:529.10
20140703-0058806

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Y-AVE-14-1079

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2014.

Notary Public

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

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)
Judith E. Beasley, Trustee	**Judith E. Beasley, Trustee**	
(NAME)	(NAME)	
3810 Bedford Avenue, Suite 300	**3810 Bedford Avenue, Suite 300**	**58-9-A-89.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Nashville, TN 37215**	
(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 **SANDRA TAMBURIN,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JUDITH E. BEASLEY, TRUSTEE** hereinafter called the Grantee, her successors 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 81, CREEKSIDE TRAILS, PHASE 4, as shown on plat of record in Instrument No. 20050405-0037383, 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 to Helen J. Tamburin and Sandra Tamburin as tenants in common with rights of survivorship by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 11th day of January, 2006 in Instrument No. 20060111-0004245, in the Register's Office of Davidson County, Tennessee. Helen J. Tamburin having since died on February 6, 2007.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CREEKSIDE TRAILS, PHASE 4, as recorded in Instrument Nos. 20050405-0037383 and Right of Way Dedication recorded at Instrument No. 20000426-0041282 .
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20000915-0092002, 20011025-0117168, 20020828-0103983, 20041229-0153372 and 20041229-0153373.
- Easement recorded in Book 6255, Page 578 and Book 8326, Page 230 and Instrument No. 20001011-0100954.
- Quitclaim Deed for Common Areas recorded at Instrument No. 20041229-0153376.
- Storm Water Detention Agreement recorded at Instrument No. 20001011-0100954.
- Temporary construction easements as set forth in Consent Judgment and Final Decree under Circuit Court Docket #90C-3345.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1079 Rambling Brook Road, Nashville, Tennessee 37218**.

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 30th DAY OF JUNE, 2014.

Sandra Tamburin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA TAMBURIN, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2014.

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



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