WARRANTY DEED

Return to
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, Tennessee 37212

Y-KW-14-1910

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-2-2016
(AFFIX SEAL)

Angela K. Robertson
State of Tennessee
Notary Public
Williamson 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)
Todd A. Plambeck and Sara T. Plambeck	**Nations Lending Corporation**	
(NAME)	(NAME)	**072-14-355.00**
1910 Scott Avenue	**4 Summit Park Drive, Suite 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Independence, OH 44131**	
(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 **LAUREN K. DUGGER, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TODD A. PLAMBECK AND SARA T. PLAMBECK, 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 3, BLOCK "C", BELLE FOREST NO. 2, as shown on plat of record in Plat Book 843, Page 94, 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 Quitclaim Deed from Lauren Dugger to Lauren K. Dugger as recorded on the 11th day of February, 2014 in Instrument No: 20140211-0012008 and Warranty Deed from Rhonda W. Linginfelter and Amy J. Fisher to Lauren Dugger, unmarried as recorded on the 18th day of June, 2007 in Instrument No. 20070618-0072572, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014.
- Plat of BELLE FOREST NO. 2, as recorded in Plat Book 843, Page(s) 94.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1910 Scott Avenue, 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.

BILL GARRETT, Davidson County
Trans:T20140079200 DEEDWARR
Recvd: 10/21/14 13:22 2 pgs
Fees:13.00 Taxes:684.50
20141021-0096998

Witness my/our hand(s) this the 17th DAY OF OCTOBER, 2014.

Lauren K. Dugger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAUREN K. DUGGER, 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 17th of October, 2014.

Notary Public
My Commission Expires:
(SEAL)

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

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Nashville, TN 37212