THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14112334** BILL GARRETT, Davidson County Trans:T20140094393 DEEDWARR Recvd: 12/17/14 11:17 2 pgs Fees:13.00 Taxes:962.00 20141217-0115362	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me, this 15th day of December, 2014. Notary Public My Commission Expires: 10/18/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tim Chudy and Joella Chudy 5129 Hilson Road Nashville TN 37211	SWBC Mortgage Corporation 9311 San Pedro Avenue #100 San Antonio, TX 78216	Tax Parcel ID No. 16107000900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Martha Jean Hardison** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy R. Chudy and Joella K. Chudy, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 48, SECTION TWO, MCMURRAY WOODS, as shown on plat of record in Plat Book 3300, Page 17, 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 John L. Arnold and wife, Saundra Arnold to Milburn Leroy Hardison and wife, Martha Jean Hardison as recorded on the 21st day of March, 1967 in Deed Book 4113, Page 222 and also see Affidavit of Heirship as recorded on the 12th day of January, 2012 in Instrument No. 20120112-0003437, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, MCMURRAY WOODS, as recorded in Plat Book 3300, Page(s) 17.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 5129 Hilson Road, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of December, 2014.

Martha Jean Hardison by Delinda H. Rollins, her Attorney-in-Fact

Martha Jean Hardison by Delinda H. Rollins, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Delinda H. Rollins, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Martha Jean Hardison, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of December, 2014.

Nathan L. Powers
Notary Public

My Commission Expires: 02/26/17

