WARRANTY DEED

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BOX 50-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/4/2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph M. Rubbelke	NEW OWNER	171-04-0B-016.00-C
(NAME)	(NAME)	
5629 Cloverland Park Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140095265 DEEDWARR
Recvd: 12/19/14 13:07 2 pgs
Fees:13.00 Taxes:1553.63
20141219-0116409

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Leonard B. Rudy and wife, Harriet A. Rudy**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joseph M. Rubbelke and wife, Susan G. Rubbelke**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16, Cloverland Park, R40 Residential P.U.D., of record in Plat Instrument 200010130102079, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Matthew B. Adams by Quit Claim Deed dated 01/29/2004 from Ira T. Adams and Martha Adams of record in Instrument 200402020012670, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leonard B. Rudy and wife, Harriet A. Rudy by Warranty Deed dated 01/30/2004 from Matthew B. Adams, married and wife, Christy Beth Adams of record in Instrument 200402020012671, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Instrument 200010130102079, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200109040095214, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 7885, Page 746, said Register's Office.
Easement of record in Instrument 200409100109502, said Register's Office.
Charter of record in Instrument 200109040095213, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200109120099350, said Register's Office.
County of Davidson taxes for the year 2015 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5629 Cloverland Park Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 our hands this 18th day of December, 2014.

Leonard B. Rudy

Harriet A. Rudy

State of Tennessee
County of Williamson

Personally appeared before me Leonard B. Rudy and Harriet A. Rudy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of December, 2014.

Notary Public
My Commission Expires: 8/22/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

