ERS Florida

STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ Lee
ERS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: Aug 1st 2015
(AFFIX SEAL)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150002498 DEEDWARR
Recvd: 01/12/15 10:42 2 pgs
Fees:13.00 Taxes:980.50
20150112-0002974

R-CM-14-1404

ERIN SMITH
MY COMMISSION # EE117878
EXPIRES August 01, 2015
(407) 398-0153 FloridaNotaryService.com

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)
Carolyn W Breeding	NEW OWNER	
(NAME)	(NAME)	**83-13-286.00**
229 Churchill Drive Ste 1		
(ADDRESS)	(ADDRESS)	
Richmond, KY 40475		
(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 **CARA HAUGLAND, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CAROLYN W BREEDING, UNMARRIED,** 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 65, BLOCK H, LINDSLEY PROPERTY, as shown on plat of record in Plan Book 2, Page 92, in the Chancery Court Clerk'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 Cara Monforte, unmarried by Warranty Deed from Jeffrey S. Rudsenske and wife, Hilary A. Rudsenske, recorded on the 25th day of July, 2006 in Instrument No. 20060725-0089752, in the Register's Office of Davidson County, Tennessee.

Cara Monforte having since married is now known as Cara Haugland. Said property is not and has never been the primary marital residence of the within named Grantor.

This conveyance is subject to:
- 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 LINDSLEY PROPERTY, as recorded in Plan Book 2, Page(s) 92 (Chancery Court),
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1404 Russell Street, 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.

Witness my/our hand(s) this the 7th DAY OF JANUARY, 2015.

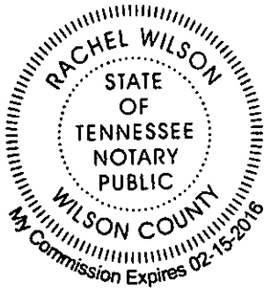
Cara Haugland by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CARA HAUGLAND, and who acknowledged he/she/they executed the same as the free act and deed of the said CARA HAUGLAND.

Witness my hand and official seal, this the 7th of January, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



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