PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Davidson County DEEDWARR
Recvd: 02/23/15 13:27 6 pgs
Fees:33.00 Taxes:1017.50
20150223-0015438

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 0211-11743

W & I Ref: (DKM) Title No.: 57050

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Priscilla Moutinho Shogan 935 Rodney Drive Nashville, TN 37205	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288

TAX MAP PARCEL NUMBERS: 11501000700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$275,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matha Jane Rudolph, Heir at Law of Paul Norwood Rudolph, deceased, Jennifer Leidolf, Heir at Law of Paul Norwood Rudolph, deceased, Laurel Rudolph, Heir at Law of Paul Norwood Rudolph, deceased, and Martha Jane Rudolph, Administrator for the Estate of Paul Norwood Rukolph, deceased**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Priscilla Moutinho Shogan,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Brook Meade Addition, Section II, of record in Book 2663, Page 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Residential Holdings, LLC, by Warranty Deed from First Arizona Properties, LLC, a Delaware limited liability company, dated April 27, 2002, recorded May 2, 2002 in Instrument No. 20050502-0054378, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Paul N. Rudolph by Quitclaim Deed from Residential Holdings, LLC, dated December 9, 2009, recorded April 26, 2010 in Instrument No. 20100426-0031517, Register's Office for Davidson County, Tennessee. The said Paul N. Rudolph has since died. By Affidavit of Heirship recorded prior to and simultaneously herewith, Martha Jane Rudolph, Jennifer Leidolf and Laurel Rudolph were established as the heirs at law of Paul Norwood Rudolph. Martha Jane Rudolph was appointed Administrator of the Estate of Paul Norwood Rudolph, in Docket No. 14P534, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Paul N. Rudolph and Paul Norwood Rudolph having been one and the same person.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663, Page 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This instrument is executed on behalf of Jennifer Leidolf and Laurel Rudolph by Martha Jane Rudolph, pursuant to a Power of Attorney executed by her/him/them on the _____ day of _____, 2014, of record in Instrument No. _____, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

20150223-0015436 20150223-0015437

This is improved property, known as 935 Rodney Drive, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of February, 2015.

Martha Jane Rudolph

Matha Jane Rudolph, Heir at Law of Paul Norwood Rudolph, deceased

Jennifer Leidolf by Martha Jane Rudolph

Jennifer Leidolf, Heir at Law of Paul Norwood Rudolph, deceased

By: Martha Jane Rudolph, Attorney in Fact

Martha Jane Rudolph

Martha Jane Rudolph, Administrator for the Estate of Paul Norwood Rudolph, deceased

Laurel Rudolph by Martha Jane Rudolph

Laurel Rudolph, Heir at Law of Paul Norwood Rudolph, deceased

By: Martha Jane Rudolph, Attorney in Fact

State of Tennessee

County of Davidson

On this _____ day of February, 2015, before me the undersigned authority, personally appeared Martha Jane Rudolph, as Heir at Law of Paul Norwood Rudolph, deceased and Martha Jane Rudolph Administrator of the Estate of Paul Norwood Rudolph, deceased, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Martha Jane Rudolph** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Jennifer Leidolf and Laurel Rudolph, Heirs at Law of Paul Norwood Rudolph, deceased as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this ____ day of February, 2015.

_____
Notary

My Commission Expires: _____

State of Tennessee

County of _____

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $275,000.00.

Martha Jane Rudolph

Affiant

Sworn and subscribed before me this ____ day of February, 2015

_____
Notary

My Commission Expires: _____

See Attached Notarial Document

California Jurat Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SANTA BARBARA } s.s.

Subscribed and sworn to (or affirmed) before me on this 18th day of FEBRUARY, (Month)

20 15, by MARTHA JANE RUDOLPH (Name of Signer (1)) and

_____ (Name of Signer (2)), proved to me on the basis of

satisfactory evidence to be the person~~(s)~~ who appeared before me.

Terry Bickmore
Signature of Notary Public

_____
For other required information (Notary Name, Commission No. etc.)

TERRY BICKMORE
Commission # 2021485
Notary Public - California
Santa Barbara County
My Comm. Expires Apr 22, 2017

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

containing _____ pages, and dated _____

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Affiant(s) Thumbprint(s) ☐ Describe: _____

_____

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EXHIBIT "A"
To
Warranty Deed

FROM: Matha Jane Rudolph, Heir at Law of Paul Norwood Rudolph, deceased, Jennifer Leidolf, Heir at Law of Paul Norwood Rudolph, deceased, Laurel Rudolph, Heir at Law of Paul Norwood Rudolph, deceased, and Martha Jane Rudolph, Administrator for the Estate of Paul Norwood Rukolph, deceased

TO: Priscilla Moutinho Shogan

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Martha Jane Rudolph, Affiant

Sworn to and subscribed before me this ____ day of February, 2015

Notary Public

My Commission Expires: _____

See Attached Notarial Document

California Jurat Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SANTA BARBARA } S.S.

Subscribed and sworn to (or affirmed) before me on this 18th day of FEBRUARY, (Month)

20 15, by MARTHA JANE RUDOLPH (Name of Signer (1)) and

_____ (Name of Signer (2)), proved to me on the basis of

satisfactory evidence to be the person~~(s)~~ who appeared before me.

Terry Bickmore
Signature of Notary Public

_____
For other required information (Notary Name, Commission No. etc.)

TERRY BICKMORE
Commission # 2021485
Notary Public - California
Santa Barbara County
My Comm. Expires Apr 22, 2017

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

containing _____ pages, and dated _____

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Affiant(s) Thumbprint(s) ☐ Describe: _____

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CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

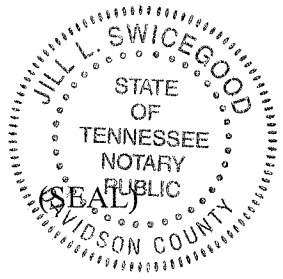
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: 9/10/2018