Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this 10th day of April, 2015

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

BILL GARRETT, Davidson County
Trans:T20150028963 DEEDWARR
Recvd: 04/17/15 09:54 2 pgs
Fees:13.00 Taxes:518.00
20150417-0034240

Address of New Owner:	Send Tax Bills to:	Tax Information
The 5053 Edmonson Pike Trust Po Box 160772 Nashville, TN 37216	New Owner	147 10 0070.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Michael Fudge and wife, Mitzie Beasley Fudge,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Trey Cain Trustee of The 5053 Edmonson Pike Trust,** hereinafter called the Grantee(s), the trust's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 315 on the plan of Section Five, Caldwell County Estates, of record in Book 3300, Page 16, Register's Office for said County.

Said Lot No.315 which is a corner lot, fronts 110 feet on the northerly margin of Briarwood Drive and fronts 105 feet on the westerly margin of Edmondson Pike, said frontages being joined by a curve having a length of 39.27 feet, and extends back 135 feet on the northerly line and 130 feet on the westerly line to a point of intersection.

Being the same property conveyed to Robert Michael Fudge and wife, Mitzie Beasley Fudge, by Deed from John L. Murray, Jr., and wife, Ruth T. Murray, recorded on June 8, 1981 and filed for record in Book 5754, Page 459, Register's Office for Davidson County, Tennessee.

This property is improved property known as 5053 Edmondson Pike, Nashville, TN, 37211

This conveyance is subject to the following: (1) Taxes for the year 2015, a lien, not yet due and payable; (2) Covenants, conditions, and restrictions as set forth in instrument recorded Book 3279, Page 556, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons; (3) all matters appearing of record in Plat Map Book 3300, Page 16, Register's Office for Davidson County, Tennessee; (4) Temporary Construction Easement: A tract of land 10 feet in the width lying adjacent and parallel to the proposed right-of-way line of Edmondson Pike, said temporary construction easement to be abandoned upon completion of construction.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 10th day of April, 2015

Robert Michael Fudge

Mitzie Beasley Fudge

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Michael Fudge and Mitzie Beasley Fudge** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 10th day of April, 2015.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2015043565