WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150045351 DEEDWARR
Recvd: 06/09/15 13:34 2 pgs
Fees:13.00 Taxes:675.99
20150609-0054171

PATRICIA NICHOLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,700.00

Christina Pudenz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2015.

Patricia Nichols
Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Christina Pudenz	Highlands Residential Mortgage, LTD.	Parcel ID:
7861 East Hwy AB	12001 N. Central Expressway, Ste #750	08411021900
Columbia, MO 65201	Dallas, TX 75243	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Susan H. Solnick and Judith L. Simpler, both unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Christina Pudenz and Kerry Pudenz, wife and husband

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 167 on the Plan of Maplecrest Subdivision, of record in Book 1835, Pages 27 and 28 and amended in Book 8031, Page 389, Register's Office for Davidson County, Tennessee.

Said Lot No. 167 fronts 65 feet on the southerly side of Dennywood Drive and runs back 231.9 feet on the easterly line and 242.5 feet on the westerly line, to a dead line, measuring 66.1 feet thereon.

Being the same property conveyed to Susan H. Solnick and Judith L. Simpler, as joint tenants with right of survivorship, by deed from Patricia H. Herrara, a single person, of record in Book 11140, Page 644, dated September 30, 1998, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 1874, Page 452, amended in Book 1906, Page 357, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1835, Pages 27 and 28, and amended in Book 8031, Page 389, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2409 Dennywood Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 8th day of June, 2015.

Susan H. Solnick

Judith L. Simpler

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 Susan H. Solnick and Judith L. Simpler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of June, 2016.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.