WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150071820 DEEDWARR
Recvd: 08/25/15 09:47 3 pgs
Fees:18.00 Taxes:1702.00
20150825-0085657

R-FC-15-3516

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 4-1-2017 (AFFIX SEAL)

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

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)
Julie Ann Solochek and Jeffrey Fredrick Rodman	New Owner	
(NAME)	(NAME)	
3516 Murphy Road	1228 E. Juneau Ave.	**10405008400**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Milwaukee, WI 53202	
(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 **BERENDA R. VANCE, MARRIED; AND BERENDA R. VANCE, BOBBY L. RICE, THOMAS L. RICE, ROGER D. RICE, AND ANNA M. DILLARD, AS DEVISEES UNDER THE LAST WILL AND TESTATMENT OF LOIS MARIE RICE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JULIE ANN SOLOCHEK AND JEFFREY FREDRICK RODMAN,** 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 No. 7 and the easterly 5 feet of Lot No. 6 on the Map of Hardison & Young's Lots in West End Park, of record in Plat Book 421, Page 190, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 and easterly part of Lot No. 6 front together 55 feet on the northerly side of 50 foot strip of ground lying between said plan of lots and the northerly Margin of Murphy Road and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Lois M. Rice, unmarried, and Berenda R. Vance, married, as tenants in common by Quitclaim Deed from Lois M. Rice, surviving tenant by the entirety, unmarried and Lee A. Cohen, Trustee, of record in Instrument No. 20110112-0003469, Register's Office for Davidson County, Tennessee, dated January 12, 2011 and recorded on January 12, 2011. The said Lois M. Rice and Lois Marie Rice being one and the same person.

The said Lois Marie Rice having since died on June 16, 2011, bequething her 1/2 undivided interest to her five children, Berenda R. Vance, Bobby L. Rice, Thomas L. Rice, Roger D. Rice and Anna M. Dillard, per her Last Will and Testatement, Docket No. 12P-1851, Seventh Circuit Court for Daidson County, Tennessee, Probate Division.

The above-described property is not the primary or marital residence of any of the grantors herein.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- All matters shown on the Map of record in Plat Book 421, Page 190, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3516 Murphy Road, Nashville, Tennessee 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(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 19th DAY OF AUGUST, 2015.

Berenda R. Vance

Berenda R. Vance, Devisee

Bobby L. Rice, Devisee, by Anna M. Dillard as Attorney in Fact

Thomas L. Rice, Devisee

Roger D. Rice, Devisee, by Anna M. Dillard as Attorney in Fact

Anna M. Dillard, Devisee

Estate of Lois Marie Rice

BY: Berenda R. Vance, Executrix
Berenda R. Vance, Executrix

The said Berenda R. Vance joins herein to convey any and all interest the Estate of Lois Marie Rice may have in the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BERENDA R. VANCE, (individually) the within named bargainor, 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, this the 19 of August, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BERENDA R. VANCE, (as devisee) the within named bargainor, 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, this the 19 of August, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS L. RICE, the within named bargainor, 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, this the 19 of August, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA M. DILLARD, the within named bargainor, 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, this the 19 of August, 2015.

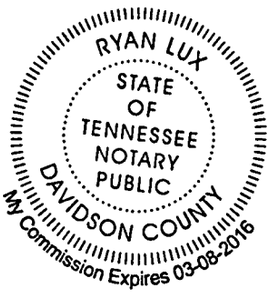


Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA M. DILLARD, 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 BOBBY L. RICE and ROGER D. RICE, and who acknowledged he/she/they executed the same as the free act and deed of the said BOBBY L. RICE and ROGER D. RICE.

Witness my hand and official seal, this the 19 of August, 2015.

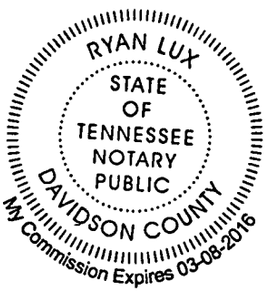


Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BERENDA R. VANCE, EXECUTRIX of the ESTATE OF LOIS MARIE RICE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 19 of August, 2015.



Notary Public
My Commission Expires: _____
(SEAL)

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