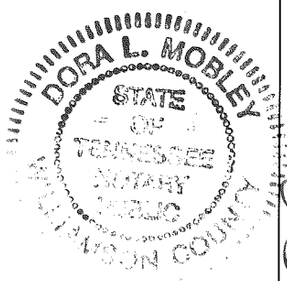
Davidson County DEEDWARR
Recvd: 10/08/15 14:06 3 pgs
Fees:18.00 Taxes:708.55
20151008-0102879

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,500.00.

Ashley Reiss
Affiant

Subscribed and sworn to me on October 8, 2015.

NOTARY PUBLIC
My Commission Expires: 4-5-16

File No.: 15-0282

THIS INSTRUMENT WAS PREPARED BY:
Ashworth Law Firm, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Maria C. Chilton 3044 Whitland Crossing Drive Nashville, TN 37214	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	096-09-0B-022.22

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MARGUERITE DENISE W. RUDOLPH A/K/A MARGUERITE D. WHITMAN RUDOLPH, MARRIED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **MARIA C. CHILTON, A SINGLE PERSON**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 3044, as shown on the plan of Donelson's Place, a Horizontal Property Regime, filed as Exhibit B to and established by the Declaration of record in Instrument 20070703-0079564, as amended in Instruments 20070712-0083113, 20070816-0098067, 20101026-0085599, and 20101112-0091023, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Marguerite Denise W. Rudolph (erroneously referred to as unmarried in the prior deed) by Warranty Deed from Ashley N. Sparks, an unmarried woman, dated September 26, 2013, of record in Instrument No. 20130930-0102293, said Register's Office.

The undersigned, Eddie Shaw Rudolph, spouse of Marguerite Denise W. Rudolph a/k/a Marguerite D. Whitman Rudolph, joins in the execution of this instrument for the purpose of conveying to the Grantee all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; subsequent taxes are assumed by the Grantee.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, and restrictions of record as may affect the premises.

This is improved property known as 3044 Whitland Crossing 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 GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is 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; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand on October 8, 2015.

Grantors:

Marguerite Denise W. Rudolph a/k/a Marguerite D. Whitman Rudolph

Eddie Shaw Rudolph

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **MARGUERITE DENISE W. RUDOLPH A/K/A MARGUERITE D. WHITMAN RUDOLPH AND EDDIE SHAW RUDOLPH**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of October, 2015.

Notary Public

My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Dora Mobley, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY