WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150090383 DEEDWARR
Recvd: 10/23/15 09:58 2 pgs
Fees: 13.00 Taxes: 451.40
20151023-0107961

G-TG-15-334

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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)
Kendra C. Bomar	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	
334 Bellevue Road	**761 Old Hickory Blvd., Suite 400**	**142-62.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Brentwood, TN 37027**	
(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 **MARY FRANCES RUDY, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KENDRA C. BOMAR, A SINGLE WOMAN,** 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. 1 on the Subdivision of the Kelley Property of record in Instrument No. 20001122-0115448, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Mary Frances Rudy by Special Warranty Deed from Fifth Third Mortgage Company, recorded on the 23rd day of June, 2011 in Instrument No. 20110623-0048184, in the Register's Office of Davidson County, Tennessee.

All terms of the Agreement for Possession of Real Property with Continuing Option to Purchase have been met and said agreement of record in Instrument No. 20110701-0050399 is released with this conveyance.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF THE KELLEY PROPERTY, as recorded in Instrument No. 20001122-0115448.
- Easement for Public Utilities, recorded in Book 11473, Page 864.
- Right of Way Deed recorded in Book 2547, Page 323.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **334 Bellevue Road, Nashville, Tennessee 37221**.

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 21st DAY OF OCTOBER, 2015.

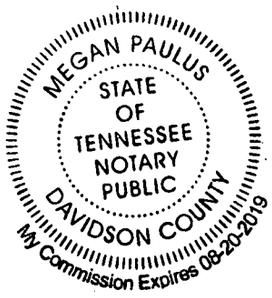
Mary Frances Rudy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY FRANCES RUDY, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of October, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



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