STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

Davidson County	DEEDWARR
Recvd: 07/05/16 08:37	3 pgs
Fees:18.00 Taxes:592.00	
20160705-0068053	

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF June, 2016.

Notary Public
MY COMMISSION EXPIRES:
File No. G16-5435D

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 11-18-2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Steve Rudd (NAME) 3912 Cambridge Avenue ~~101 South Graycroft Avenue~~ (STREET ADDRESS) Nashville, TN 37205 ~~Madison, TN 37115~~ (CITY) (STATE) (ZIP)	SAME (NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)	42-15-3

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 HEREBYACKNOWLEDGED, WE, **Roger Neely and Diana Shrum, Co-Administrators for The Estate of Brenda Kay Drake**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steve Rudd**, 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:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by H. Gee, as follows:

BEGINNING on the easterly margin of Graycroft Road, at a point 120 feet south of the southwest corner of property conveyed to J.T. Dennis and wife, from Cumberland Development Co., of record in Book 2017, page 238, Register's Office for Davidson County, Tennessee; thence south 87° 15 minutes east 270 feet to a point on the western boundary line of Lot No. 35, Block "C" on the Plan of Marthonna, not of record; thence with the westerly boundary line of Lot Nos. 35 and 40, inclusive; south 2° 50 minutes west 110 feet; thence north 87° 15 minutes west 270 feet to the easterly margin of Graycroft Road; thence with the same, north 2° 45 minutes east 110 feet to the beginning.

BEING the same property conveyed to Brenda Kay Drake from Bernard D. Drake, by Will of record in the Davidson County probate court, case number 14P183 and filed of record in the Davidson County Register of Deeds Office as Instrument No. 20140318-0022390. The said Brenda Kay Drake having died intestate on or about March 17, 2016, leaving as her lawful heirs at law Roger Neely and Diana Shrum. See also probate file number 2016PR-130, Chancery Court of Sumner County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Warranty Deed to Metro for R.O.W. and slope purposes as recorded in Book 7588, page 660, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 101 South Greycroft Avenue, Madison, TN 37115.

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. Whenever 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 30th day of June, 2016.

THE ESTATE OF BRENDA KAY DRAKE

By: _____ June 30, 2016
Roger Neely, Co-Administrator Date

THE ESTATE OF BRENDA KAY DRAKE

By: _____ June 30, 2016
Diana Shrum, Co-Administrator Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Roger Neely and Diana Shrum, Co-Administrators for The Estate of Brenda Kay Drake, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Administrators of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of June, 2016.

My Commission Expires:_____

_____
Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

