THIS INSTRUMENT PREPARED BY:

James L. Grillot

900 S. Gay Street, 4th Floor

Knoxville, TN 37902

AFTER RECORDING RETURN TO:

BridgeTrust Title Group
4400 Harding Road, Suite 400
Nashville, TN 37205

Grantee:
Michael L. Ward and Sarah Ward
816 Dresden Court
Antioch, TN 37013

Send Tax Bills To:
Michael L. Ward and Sarah Ward
816 Dresden Court
Antioch, TN 37013

Map & Parcel No.:
15003039700

Davidson County DEEDWARR
Recvd: 07/11/16 09:22 2 pgs
Fees:13.00 Taxes:647.50
20160711-0070400

103512

WARRANTY DEED

THIS INDENTURE, made and entered into this 6th **day of** July, 2016, by and between **John R. Rudolph and Emma L. Rudolph**, married, party of the first part, and **Michael L. Ward and Sarah Ward, married**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS ($175,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described a follows, to-wit:

Being Lot 353, Section Eight, 2nd Revision, "The Country" as of record in Book 6250, Pages 912 & 913, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to restrictions of record in Book 6764, Page 735, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to utility anchor easement and public utility and drainage easement of record in Book 6250, Pages 912 & 913, said Register's Office.

Being the same property conveyed to John R. Rudolph and wife, Emma L. Rudolph, from Kenneth D. Brown and wife, Tina D. Brown, by Warranty Deed dated June 10, 1998, of record in Book 10976, Page 543, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

John R. Rudolph

Emma L. Rudolph

STATE OF TENNESSEE, COUNTY OF Robertson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **John R. Rudolph and Emma L. Rudolph,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 6th **day of** July, **20** 16

Notary Public

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017

My commission expires: 7/30/17

STATE OF TENNESSEE, COUNTY OF RUTHERFORD

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$175,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 6th **day of** July, **20** 16.

Notary Public

My commission expires: 10.20.19

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

PROPERTY ADDRESS:
816 Dresden Court
Antioch, TN 37013

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith

Commission Expires
4-24-2018