WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires November 6, 2019

BILL GARRETT, Davidson County
Trans: T20160070476 DEEDWARR
Recvd: 08/15/16 10:21 2 pgs
Fees: 13.00 Taxes: 1452.25
20160815-0084644

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)
Ruth M. Rothman	SAME	
(NAME)	(NAME)	**128-15-0A-083.00-CO**
109 Zuric Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-2119		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHINA R. LEWIS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RUTH M. ROTHMAN, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 84 on the Plan of Final Subdivision of Section 2, Phase 1, Still Spring Hollow Subdivision, a Planned Unit Development of record in Plat at Instrument No. 20031111-0164936, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to China R. Lewis, a single woman by Warranty deed from Ronald Brown, unmarried of record in Instrument No. 20120730-0066758 Register's Office for Davidson County, Tennessee, dated July 27, 2012 and recorded on July 30, 2012.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20031111-0164936, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Boundary Plat record in Plat Book 6900, Pages 991 and 992, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7963, Page 400, Book 8179, Page 464, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8294, Page 40, in the Register's Office for Davidson County, Tennessee.
- Charter for Still Spring Hollow Homeowners Association of record in Book 7930, Page 909, in the Register's Office for Davidson County, Tennessee.
- Public Utilities Easement to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee of record in Book 7542, Page 241 and Book 9740, Page 971, in the Register's Office for Davidson County, Tennessee.
- Utilities Easement of record in Instrument Number 20010420-0039445, in the Register's Office for DavidsonCounty, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20030220-0022601, in the Register's Office for DavidsonCounty, Tennessee.
- Dedication of Common Area of record in Book 8257, Page 634, in the Register's Office for Davidson County, Tennessee.
- Easement to State of Tennessee of record in Book 7858, Page 226, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Instrument Number 20010710-0073480, Instrument No. 20010925-0103587, Instrument No. 20010925-0103589 and Instrument No. 20010925-0103590, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **109 Zuric Court , Nashville, Tennessee 37221-2119**.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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 11th DAY OF AUGUST, 2016.

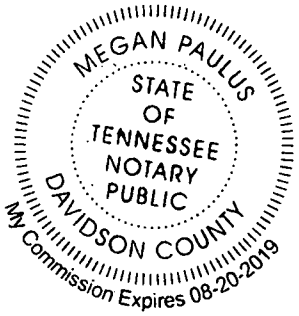
China R. Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHINA R. LEWIS, 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 11th of August, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



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