Davidson County DEEDWARR
Recvd: 08/17/16 10:07 3 pgs
Fees:17.00 Taxes:0.00
20160817-0085745

Prepared By:

Timios, Inc.

5716 Corsa Ave., Suite 102

Westlake Village, CA 91362

Phone: (877) 884-6467

After Recording Return To:
DEBORAH RUDOLPH
809 CLEVES ST
OLD HICKORY, TN 37138-3104

Send Tax Bills To:
DEBORAH RUDOLPH
809 CLEVES ST
OLD HICKORY, TN 37138-3104
R#1313\Ca1

WARRANTY DEED

PARCEL NUMBER: 044 15 0 179.00

THIS INDENTURE, made this 22 day of July, 20 16, by and between **DEBORAH J. RUDOLPH, UNMARRIED,** party or parties of the first part, hereinafter collectively referred to as GRANTOR, and **DEBORAH RUDOLPH AN UNMARRIED WOMAN AND DAUGHTER, KARA J MAYNARD A SINGLE WOMAN,** as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: For and in consideration of Zero Dollars ($0.00), 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 DAVIDSON, State of Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEING LOT NO. 238, SECTION A, VILLAGE OF OLD HICKORY, AS SHOWN ON PLAN RECORDED JULY 16, 1948, IN BOOK 1424, PAGE 68, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FRONTING 60.0 FEET ON CLEVES STREET, CONTAINING 0.12 ACRES, MORE OR LESS. APN: 044-15-0179.00 BEING THE SAME PROPERTY CONVEYED TO DEBORAH J. RUDOLPH, UNMARRIED BY DEED FROM WILLIAM R. CAMERON, JR. AND WIFE, VALERIE J. CAMERON RECORDED 02/14/1997 IN DEED BOOK 10349 PAGE 924, 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.
And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he 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.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

DEBORAH RUDOLPH

KARA J MAYNARD

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared **DEBORAH RUDOLPH & KARA J MAYNARD**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 22 day of July, 2016.

My Commission Expires: 9/10/18 Todd Richards
Notary Public

TODD A RICHARDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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, $ **50.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me
this 22 day of July, 2016.

My Commission Expires: 9/10/18 Todd A Richards
Notary Public

TODD A RICHARDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

True Copy Certification

I, RICHARD CABAN, 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 California

County of Los Angeles

Personally appeared before me, ~~[Name of Notary]~~ Marisela Loyola, a notary public for this county and state, ~~[name of person making certification]~~ Richard Caban 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: 08/25/2017

Notary' Seal (if on paper)

MARISELA LOYOLA
COMM. #2038717
Notary Public - California
Los Angeles County
My Comm. Expires Aug. 25, 2017