BILL GARRETT, Davidson County
Trans:T20160074247 DEEDWARR
Recvd: 08/25/16 10:47 2 pgs
Fees:13.00 Taxes:860.25
20160825-0088993

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Maryann E. Ludden & Timothy B. Ludden
2310 Dundee Ln
Nashville, TN 37214-1520

SEND TAX BILL TO:
~~New Owner or~~
Farmington Mortgage, a
2002 Richard Jones Rd Ste 300
Nashville, TN 37215

MAP/PARCEL 073-11-0-053.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Bonnie Smith Prince, an unmarried woman,** has this day bargained and sold, and does hereby transfer and convey unto **Maryann E. Ludden and Timothy B. Ludden, wife and husband,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 180 on the Plan of Revision of Section One, Sunset View of record in Plat Book 2663, Page (s) 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 180 fronts 75.1 feet on the North side of Dundee Lane and runs back between lines 148.5 feet on the East line and 147.3 feet on the West line as shown on a surveyors certificate of record in Book 2706, page 333, Register's Office for said County, to a dead line in the rear on which it measures 78.3 feet.

Being the same property conveyed to Clara Willis Byrd Trustee by Quitclaim Deed from Bonnie J. Denton Prince and husband, Anthony Prince of record in Book 7686, page 306, Register's Office for Davidson County, Tennessee, dated October 24, 1988 and recorded on October 25, 1988 and within the same deed the said Clara Willis Byrd, Trustee conveyed his interest in the subject property to Bonnie Smith Prince

This is improved property known as: **2310 Dundee Ln, Nashville, Tennessee 37214-1520**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to

any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2663, page 27 and 28, and restrictions in Book 2492, Page 307 and Book 2492, page 631, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 18th day of August, 2016.

Bonnie Smith Prince

Bonnie Smith Prince

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Bonnie Smith Prince,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 18th day of August, 2016.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: 12-5-17

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $232,500.00.

AFFIANT

Subscribed and sworn to before me this the 18th day of August, 2016.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY