WARRANTY DEED

Please Record & Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, Ste. 150
Brentwood, TN 37027

G-RP-16-808-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00.

Affiant

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT. 11, 2017

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Sandra G. Bach	Access National Mortgage	
(NAME)	(NAME)	
808 Allen Road	1800 Robert Fulton Dr., Ste. 350	**096-14-0-067.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-3506	Reston, VA 20191	
(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, **STEVEN CHUDY, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SANDRA G. BACH, A SINGLE WOMAN,** 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. 738 on the Plan of Cloverhill, Section No. IX of record in Plat Book 2331, Page 44, 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 Steven Chudy, a single person by Warranty deed from Keith Cameron and wife, Patsy L. Cameron of record in Instrument No. 20150918-0094884 Register's Office for Davidson County, Tennessee, dated September 16, 2015 and recorded on September 18, 2015.

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 in Plat Book 2331, Page 44, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **808 Allen Road , Nashville, Tennessee 37214-3506**.

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.

BILL GARRETT, Davidson County
Trans:T20160087323 DEEDWARR
Recvd: 10/04/16 14:31 2 pgs
Fees:13.00 Taxes:728.90
20161004-0104766

Witness my/our hand(s) this the 30th DAY OF SEPTEMBER, 2016.

Steven Chudy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN CHUDY, 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 30th of September, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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Nashville, TN 37212