WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160094953 DEEDWARR
Recvd: 10/27/16 09:27 2 pgs
Fees:13.00 Taxes:851.00

20161027-0113575

W-FSBO-16-1059-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(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)
Andrew Corum and Taylor Rutledge Corum	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	**161-6-A-71.00CO**
1059 Ashmore Drive	**761 Old Hickory Blvd., Suite 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Brentwood, TN 37027**	
(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, **RUSSELL RUTLEDGE AND WIFE, CYNTHIA RUTLEDGE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW CORUM AND TAYLOR RUTLEDGE CORUM, HUSBAND AND WIFE,** 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 Unit 71 on the plan of Oakhill Townhomes, Phase 2, Lot 2, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Russell Rutledge and wife, Cynthia Rutledge by Warranty Deed from Nicholas Bruce, an unmarried man, recorded May 1, 2013 in Instrument No. 20130501-0043859, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 4460, Page (s) 76 & 77, Register's Office for Davidson County, Tennessee.
- All Matters shown on the Boundary Plat of Oakhill Townhomes, Phase 2, Lot 2 and Lot 4, of record in Instrument No. 20070911-0108866, said Register's Office.
- All matters shown on the Plan as Exhibit "A-1" as attached to the First Supplement to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record in Instrument Number 20080325-0030014, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20070614-0071397, Supplemented in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee.
- Roadway Dedication of record in Book 6749, Page 459, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for Open space/common areas of record in Instrument Number 20080909-0092190, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreements of record in Instrument Number 20070205-0014422 and Instrument No. 20070404-0040188, in the Register's Office for Davidson County, Tennessee.
- A Temporary Construction Easement for ingress and egress, installation, maintenance and improvements of roads of record in Instrument Number 20070720-0086511 and Instrument No. 20070806-0093403, in the 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: **1059 Ashmore Drive, Nashville, Tennessee 37211**.

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 24th DAY OF OCTOBER, 2016.

Russell Rutledge by John Gleaves, attorney-in-fact

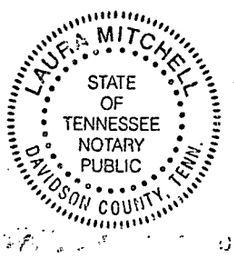
Cynthia Rutledge by John Gleaves, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RUSSELL RUTLEDGE AND CYNTHIA RUTLEDGE, and who acknowledged he/she/they executed the same as the free act and deed of the said RUSSELL RUTLEDGE AND CYNTHIA RUTLEDGE.

Witness my hand and official seal, this the 24th of October, 2016.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



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