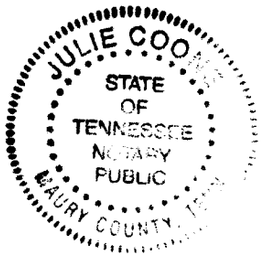
Warranty Deed

Davidson County DEEDWARR
Recvd: 05/15/17 14:42 3 pgs
Fees:18.00 Taxes:1184.00
20170515-0048094



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

LeAnn Maloney
Affiant

Subscribed and sworn to before me, this the 5th day of May, 2017.

Notary Public

My commission expires: 5-24-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Heather Powell	Same	
101 South Graycroft Avenue		042-15-0-003-00
Madison, TN 37115-3541		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEVE RUDD, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HEATHER POWELL, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by H. Gee, as follows:

BEGINNING on the easterly margin of Graycroft Road, at a point 120 feet south of the southwest corner of property conveyed to J. T. Dennis and wife, from Cumberland Development Co., of record in Book 2017, page 238, Register's Office for Davidson County, Tennessee; thence south 87 degrees 15 minutes east 270 feet to a point on the western boundary line of Lot No. 35, Block "C" on the Plan of Marthonna, not of record; thence with the westerly boundary line of Lots Nos. 35 and 40, inclusive; south 2 degrees 50 minutes west 110 feet; thence north 87 degrees 15 minutes west 270 feet to the easterly margin of Graycroft Road; thence with the same, north 2 degrees 45 minutes east 110 feet to the beginning.

Being the same property conveyed to Bernard D. Drake by warranty deed from Alex M. Drake and wife, Mary E. Drake of record in Book 5264, page 695, Register's Office for Davidson County, Tennessee, dated 02/29/1978 and recorded on 03/22/1978.

The said Bernard D. Drake died January 14, 2014, and by his will probated in case no. 14P-183 of the Probate Court of Davidson County, Tennessee, and also of record as Instrument No. 20140318-0022390 in the Register's Office for Davidson County, Tennessee, devised this property to Brenda Kay Drake.

Being the same property conveyed to Steve Rudd by Warranty Deed from Roger Neely and Diana Shrum, Co-Administrators for the Estate of Brenda Kay Drake of record in Instrument No. 20160705-0068053 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 11, 2016.

Being the same property conveyed to Steve Rudd by Warranty Deed from Roger Neely and Diana Shrum, Co-Administrators for the Estate of Brenda Kay Drake of record in Instrument No. 20160711-0070762 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 11, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 101 South Graycroft Avenue, Madison, TN 37115-3541.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of May, 2017.

Steve Rudd

Selina Rae Rudd, spouse of Steve Rudd, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Selina Rae Rudd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steve Rudd and Selina Rae Rudd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of May, 2017.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public

My Commission Expires:

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN