(2)

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 2236 DEEDWARR
09/19/2017 11:37:44 AM 2 pgs
Fees: $13.00 Taxes: $2,294.00

20170919-0095848

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

Subscribed and sworn to before me, this 15th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/30/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Douglas Ruderfer 2802 A Vaulx Lane Nashville, TN 37204	SWBC Mortgage Corp 9311 San Pedro #100 San Antonio, TX 78216	118-02-0L001.00-CO

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, I/we, Rhiannon B. Ludington, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Douglas Ruderfer and Alexandra Kuchler husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A of The Plan of 2802 Vaulx Townhomes, a Planned Unit Development, with Private Elements, as shown on Exhibit "B" of 2802 Vaulx Townhomes, of recorded in Instrument No. 20130318-0026857, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rhiannon B. Ludington by Warranty deed from Steve L and M, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140213-0012734 Register's Office for Davidson County, Tennessee, dated February 12, 2014 and recorded on February 13, 2014. Jamie Ludington, spouse of Grantor joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2802 A Vaulx Lane, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 15th day of September, 2017. Jamie Ludington by Rhiannon B. Ludington Attorney in Fact

Rhiannon B. Ludington

Jamie Ludington by Rhiannon B. Ludington
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Rhiannon B. Ludington; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of September, 2017.

Notary Public

My Commission Expires: 9/20/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Rhiannon B Ludington with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for Jamie Ludington the within named bargainors, and that she as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names Jamie Ludington

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of September, 2017.

Notary Public

My Commission Expires:

9/20/17