Bill Garrett Davidson County
Batch# 32606 DEEDWARR
12/04/2017 10:21:01 AM 2 pgs
Fees: $13.00 Taxes: $880.60
20171204-0123236

Prepared by & Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $238,000.00

Affiant

Subscribed and sworn to before me, this 28th day of November, 2017.

Notary Public
My commission expires: 6/19/18

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ashley Brunn and Ben Rue	New Owner	Map & Parcel
177 Brenda Ct. Antioch, TN 37013		148-14-0-135.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LOEWEN PRIDE PROPERTIES, LLC, A NEVADA LIMITED LIABILITY COMPANY**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ASHLEY MARIE RUE AND BENJAMIN LEE RUE, WIFE AND HUSBAND**, hereinafter called the Grantees, their successors and assigns, a 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. 255 on the Plan of Colewood Acres, Section 4, of record in Plat Book 4175, Page 144, 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 Loewen Pride Properties, LLC, a Nevada Limited Liability Company by Warranty Deed from Tracy Dilmore and Marcus Dilmore, of record in Instrument No. 20170714-0070963, Register's Office for Davidson County, Tennessee, dated July 11, 2017 and recorded on July 14, 2017.

This conveyance is subject to:
-County of Davidson Taxes for the year of 2018 and thereafter, not yet due and payable.
- Restrictions of record in Book 4451, Page 994, Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 144, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metropolitan Government of Nashville and Davidson County of record in Book 5708, Page 534; Book 5708, Page 554 and Book 5708, Page 559, in the Register's Office for Davidson County, Tennessee.

This property is improved property known as **177 Brenda Ct. Nashville, TN 37013**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of November, 2017.

_____, manager
Josh Loewen
Authorized Agent for Loewen Pride Properties, LLC, a Nevada Limited Liability Company

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Witness my hand in Nashville, TN, this 28th day of November, 2017.

_____
Notary Public
State of Tennessee at Large

My Commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared **Josh Loewen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Agent of Loewen Pride Properties, LLC, a Nevada Limited Liability Company, the within named bargainor, an LLC, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC as Authorized Agent.

Witness my hand and official seal at
Nashville, Tennessee
on this the 27th day of November, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 3/3/20

RYAN L. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 03-03-20