(2)

BOX 10-A

WARRANTY DEED

Bill Garrett Davidson County
Batch# 45333 **DEEDWARR**
01/08/2018 12:56:08 PM 2 pgs
Fees: $13.00 Taxes: $1,687.20

20180108-0002279

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $456,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF January 2018

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TINA B. CHERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Adam Ruffino and Macy Gayle Oldham	Iberia Bank	
(NAME) 672 B Westboro	(NAME) 200 West Congress St.	090120V00200CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) Lafayette, LA 70501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GEORGE LAUDERBACK AND TINA LAUDERBACK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL ADAM RUFFINO, UNMARRIED AND MACY GAYLE OLDHAM, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIPS**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit 2 of 672 Westboro Drive Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 672 Westboro Drive Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170605-0055810, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 672 Westboro Drive Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170605-0055810, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Robert E. Gary and wife, Deborah P. Gary dated December 11, 1998 of record in Book 11258, page 795, in the Register's Office of Davidson County, Tennessee. The said Robert E. Gary died leaving Deborah P. Gary as sole surviving Tenant by the Entirety.

Being part of the same property conveyed to George Lauderback and Tina Lauderback, husband and wife by Warranty Deed from Deborah P. Gary, unmarried, recorded on the 24th day of February, 2017 in Instrument No. 20170224-0018773, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 672 B Westboro, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 5 day of January, 2018

GEORGE LAUDERBACK

TINA LAUDERBACK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Lauderback and Tina Lauderback, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5 day of January, 2018.

Commission expires:

JOHN GREGORY HARDEMAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Notary Public