Bill Garrett Davidso
Batch# 97206 DEEDWARR
05/25/2018 03:15:49 PM 2 pgs
Fees: $13.00 Taxes: $1,130.35

20180525-0050537

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 03-06-2020

G-RTE-18-402

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)
Lisa M. Ryan-Hutton	**SWBC Mortgage Corp.**	
(NAME)	(NAME)	
4677 Elm Drive	**9311 San Pedro Ave., Ste. 100**	**161-13-B-402.00CO**
(ADDRESS)	(ADDRESS)	
Newburgh, IN 47630	**San Antonio, TX 78216**	
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **1114 REVOCABLE LIVING TRUST, MARY FRANCES RUDY, TRUSTEE,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LISA M. RYAN-HUTTON, UNMARRIED,** hereinafter called the Grantee, her 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 No. 402, Creekside of Brentwood as described in the Amended and Restated Master Deed of recorded in Instrument No. 20050204-0013611, Amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021 and further depicted on the Plat of Creekside at Brentwood of record in Instrument No. 20090730-0071237, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to 1114 Revocable Living Trust, Mary Frances Rudy, Trustee, by Quitclaim Deed from Jamie Dailey, an unmarried man and Joshua Scott Nicholson, an unmarried man, recorded July 3, 2012 in Instrument No. 20120703-0058357, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on the Plan of record as Instrument Number 20090730-0071237, Register's Office of Davidson County, Tennessee.
- Plan of Record (Boundary Plat) of record in Instrument Number 20040714-0084063, in the Register's Office for Davidson County, Tennessee.
- All matters appearing in the Master Deed of record in Instrument Number 20040702-0079260, Amended in Instrument Numbers 20050204-0013611, 20050329-0034131, 20050822-0100021 and 20070622-0075126, in the Register's Office for Davidson County, Tennessee.
- Charter for Creekside of Brentwood Homeowners Association, Inc. of record in Instrument Number 20041217-0150431, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common areas to HOA of record in Instrument Number 20080724-0075832, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Book 2438, Page 376, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 6408, Page 486, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7250, Page 755, Book 7250, Page 758 and Book 7267, Page 41, in the Register's Office for Davidson County, Tennessee.
- Easement for Construction of Slopes to the State of Tennessee of record in Book 7851, Page 708, in the Register's Office for Davidson County, Tennessee.
- Drainage Easement and Development Agreement of record in Instrument Number 20040305-0025834, in the Register's Office for Davidson County, Tennessee.
- Access and Grading Easement Agreement of record in Instrument Number 20040305-0025838, in the Register's Office for Davidson County, Tennessee.

- Access and Utility Easement of record in Instrument Number 20040305-0025839, in the Register's Office for Davidson County, Tennessee.
- Underground Utility Line Easement of record in Instrument Number 20050606-0064353, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20040720-0086492, 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: **402 Lazy Creek Lane, 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 hand this the 23rd DAY OF MAY, 2018.

1114 Revocable Living Trust, Mary Frances Rudy, Trustee

BY: Mary Frances Rudy Trustee
Mary Frances Rudy
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY FRANCES RUDY, TRUSTEE of 1114 REVOCABLE LIVING TRUST, MARY FRANCES RUDY, TRUSTEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 23rd of May, 2018.

Katie Vincent
Notary Public

My Commission Expires: 7-6-2020
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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