THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190219439

Karen Johnson Davidson County
Batch# 212933 **DEEDWARR**
04/02/2019 11:17:59 AM 2 pgs
Fees: $13.00 Taxes: $2,782.40

20190402-0029729

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $752,000.00.

Sandra S. Rudd
Affiant

Subscribed and sworn to before me, this 1st day of March, 2019.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian D. Waller 5820 Robert E Lee Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 145-09-0-058.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David D. Rudd and Sandra S. Rudd, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian D. Waller, a married man**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Tyne Valley Estates, Section V of record in Plat Book 3600, Page 54, said Register's Office.

Said Lot No. 52, which is a corner lot, fronts 186.40 feet on the Easterly margin of Robert E. Lee Drive and fronts 206.5 feet on the Southerly margin of Kenesaw Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 274.60 feet on the Easterly line and 301.8 feet on the Southerly line, to a point of intersection.

Being the same property conveyed to David D. Rudd and spouse, Sandra S. Rudd by Warranty Deed from Deborah Carter Grant, as devisee under the Will of Mary Christine Gilliam Carter, recorded on the 13th day of April, 1998 in Deed Book 10882, Page 969, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TYNE VALLEY ESTATES, SECTION V, as recorded in Plat Book 3600, Page(s) 54.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3766, Page 609; Book 3788, Page 404 and Book 3813, Page 383.

This is improved property located at 5820 Robert E Lee Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of March, 2019.

David D. Rudd by Sandra S. Rudd, Attorney in Fact
David D. Rudd
By: Sandra S. Rudd, Attorney in Fact

Sandra S. Rudd
Sandra S. Rudd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra S. Rudd with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for David D. Rudd and that she is authorized by David D. Rudd to execute this instrument on his behalf.

WITNESS my hand, at office, this 1st day of March, 2019.

Notary Public

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022