Name and Address of New Owner:
David D. Rudd and Sandra Stephenson Rudd
35 Concord Park E
Nashville, TN 37205

Send Tax Statements To:
Wyndham Capital Mortgage, Inc.
6115 Park South Drive
Suite 200
Charlotte, NC 28210

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-19050741

Map and Parcel: 116 08 0A 035.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul E. Boklage and Sally W. Boklage, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David D. Rudd and Sandra Stephenson Rudd, husband and wife**, 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, and being all of Lot No. 35, Sugartree, Phase 1, according to survey and plat of same appearing of record in Book 4675, page 141-142 and as amended in Book 4869, pahge 686, Book 5121, page 89, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Paul E. Boklage and Sally W. Boklage, husband and wife, by Warranty Deed filed for record on December 5, 2016 in Instrument Number 20161205-0127393, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Sugartree of record in Book 4857, page 157 and as amended in Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, Book 11758, page 466 and Instrument Number 20170522-0050870; All matters as set forth per Book 4675, page 141-142 and as amended in Book 4869, page 686, Book 5121, page 89, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93; HOA Charter of record in Book 5365, page 903, Book 5636, page 525, Book 5639, page 45, Book 5683, page 667 and Book 5683, page 670; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3958, page 122, Book 4005, page 367 and Book 7061, page 100; Quitclaim Deed to HOA common area of record in Book 5683, page 675; all of said Register's Office.

This is improved property known as: 35 Concord Park E, Nashville, TN 37205

Karen Johnson Davidson County
Batch# 246941 DEEDWARR
06/21/2019 01:15:29 PM 2 pgs
Fees: $13.00 Taxes: $3,255.63



20190621-0060188

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 assigns, 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 our hand this 19th day of June, 2019.

Paul E. Boklage

Sally W. Boklage

State of Tennessee

County of Rutherford

Personally appeared before me, Paul E. Boklage and Sally W. Boklage with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th of June, 2019.

Notary Public
My Commission Expires: 5/22/22

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $879,900.00.

Affiant Signature

Subscribed and sworn to before me, this 19th day of June, 2019.

Notary Public
My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022