THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 247116 DEEDWARR
06/21/2019 04:17:30 PM 4 pgs
Fees: $23.00 Taxes: $1,089.65
20190621-0060419

ADDRESS NEW OWNER
Kristina R. Rudy
599 Valleywood Drive
Nashville, TN 37211

SEND TAX BILLS TO
New Owner

MAP/PARCEL
147-14-0-070.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JESSICA LIEDERBACH AND ERIC DEVAUGHN, WIFE AND HUSBAND** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **KRISTINA R. RUDY,** ("Grantee" herein), her successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Williamson County, State of Tennessee**, more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2019 real property taxes and any easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 19th day of June, 2019.

Jessica Liederbach
By: _____, attorney in fact
JESSICA LIEDERBACH
BY: PAUL F. SOPER, HER ATTORNEY-IN-FACT

Eric DeVaughn
By: _____, attorney in fact
ERIC DEVAUGHN
BY: PAUL F. SOPER, HIS ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAUL F. SOPER**, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **JESSICA LIEDERBACH AND ERIC DEVAUGHN** as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said **JESSICA LIEDERBACH AND ERIC DEVAUGHN**.

Witness my hand and seal at Nashville, TN, this 19th day of June, 2019.

_____
Notary Public

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 9/7/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$294,500.00.**

_____

Sworn to and subscribed before me this 19th day of June, 2019.

_____
Notary Public

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

My Commission Expires: 10/17/21

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 295, as shown on the map entitled Plan of Whispering Hills, Section II-B, of record in Plat Book 2331, page 155, as amended in Book 2743, page 545, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JESSICA LIEDERBACH AND ERIC DEVAUGHN, WIFE AMD HUSBAND, by deed from DAVID LACHANCE, UNMARRIED, of record as Instrument No. 20151125-0119731, dated November 24, 2015, said Register's Office.

True Copy Certification

I,KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER