WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 3-7-2023

R-BR-19-0224

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)
Davis Lindell and Brianna Rud	**SWBC Mortgage Corp**	
(NAME)	(NAME)	**052-02-0-229-00**
224 Randy Road	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRISTEN SUNDERLIN AND KYLE SUNDERLIN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVIS LINDELL AND BRIANNA RUD, BOTH UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their 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 Lot No. 39 on the Plan of Rainbow Terrace, Section V of record in Plat Book 2133, Page 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kristen Sunderlin and husband Kyle Sunderlin by Warranty deed from Kudzu Real Estate, INC of record in Instrument No. 20150603-0051986 Register's Office for Davidson County, Tennessee, dated May 29, 2015 and recorded on June 03, 2015.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 2133, Page 72, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2203, Page 631 and Book 2103, Page 604, 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: **224 Randy Road, Madison, Tennessee 37115**.

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.

Karen Johnson Davidson County
Batch# 253194 **DEEDWARR**
07/05/2019 02:48:42 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20190705-0065916

Witness my/our hand(s) this the 3rd DAY OF JULY, 2019.

Kristen Sunderlin by Will Grones as attorney in fact
Kristen Sunderlin by Will Grones as Attorney in Fact

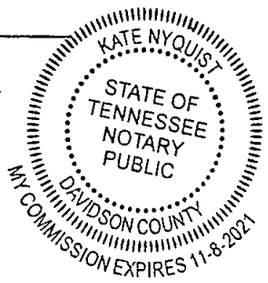
Kyle Sunderlin by Will Grones as attorney in fact
Kyle Sunderlin by Will Grones as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILL GRONES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KRISTEN SUNDERLIN AND KYLE SUNDERLIN, and who acknowledged he/she/they executed the same as the free act and deed of the said KRISTEN SUNDERLIN AND KYLE SUNDERLIN.

Witness my hand and official seal, this the 3rd of July, 2019.

Notary Public
My Commission Expires: 11/8/21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212