1073.00 (3)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Tonya Rush
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 2001.

Judith C. Jacobs
Notary Public

MY COMMISSION EXPIRES: September 20, 2004.
(AFFIX SEAL)

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENNESSEE

Davidson County DEEDWARR
Recvd: 03/16/01 11:05 2pgs
Fees:11.00 Taxes:1073.00
20010316-0025275

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite 206, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Rush	Jeff Rush	104-13-0/051.00
(NAME)	(NAME)	
206 Carden Avenue	206 Carden Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Stephen K. Rush and Phillip V. Rush

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey W. Rush and wife, Tonya H. Rush

, 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, being Lot No. 19 on the plan of Bransford Realty Company's Subdivision of certain lots in Block "E", "F" and "G" in Whitland Realty Company's Subdivision of record in Book 547, page 53, Register's Office for said County.

Said Lot No. 19 fronts 60 feet on the easterly margin of Carden Avenue and extends back 210 feet between parallel lines to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Jane B. Rush by Deed from Dawn E. Wells, unmarried dated September 1, 1989 and filed for record in Book 7931, page 720, Register's Office for Davidson County, Tennessee. The said Jane B. Rush having since died property vested to Stephen K. Rush and Phillip V. Rush by the will of Jane B. Rush, the same being recorded simultaneously herewith.

unimproved ☐

This is improved ☒ property, known as 206 Carden Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 representatives, 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.

PVR by Stephen K. Rush atty in fact
SKR

Witness my/our hand(s) this 12th day of March, 2001.

Phillip V. Rush by Stephen K. Rush atty in fact

Phillip V. Rush, by Stephen K. Rush, atty in fact

Stephen K. Rush

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 3/12/2001, before me personally appeared Stephen K. Rush and Phillip V. Rush, by and through his attorney in fact, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of March, 2001.

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

Commission expires: September 20, 2004

Judith C. Jacobs

Judith C. Jacobs Notary Public