WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$60,000.00**

Sharon Rutledge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2001.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE TENN

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Rutledge	**Michael Rutledge**	**118-8-123**
(NAME)	(NAME)	
2402 Cruzen Street	**1678 Sunset Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Brentwood, TN 37027**	
(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, **JOYCE F. WHEELER AND MARGIE ANNE KIMBLE, SISTERS AND THE SOLE HEIRS-AT-LAW OF CLOVIS MCMAHAN, DECEASED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL RUTLEDGE AND SHARON RUTLEDGE, 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, being Lot No. 257 in Grandview Heights Addition to the City of Nashville, a plan of which is recorded in Plat Book 161, Pages 14 and 15, Register's Office for said County.

SAID Lot No. 257 fronts 50 feet on the easterly side of Cruzen Street and runs back between parallel lines 50 feet to an alley.

Being the same property conveyed to Clovis McMahon a/k/a Clovis McMahan by deed from Frank H. Poole and wife, Willie M. Poole of record in Book 5333, Page 213 Register's Office for Davidson County, Tennessee, the said Clovis McMahan having since died intestate and survived by Joyce F. Wheeler and Margie Anne Kimble, his sole heirs-at-law who are the grantors herein.

unimproved ☐

This is improved ☒ property, known as **2404 Cruzen Street, Nashville, TN 37211**

(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.

Witness our hands this 10th day of July, 2001.

Joyce F. Wheeler
Joyce F Wheeler

Margie Anne Kimble
Margie Anne Kimble

Davidson County DEEDWARR
Recvd: 07/18/01 11:28 2pgs
Fees:13.00 Taxes:222.00

20010718-0076145

STATE OF TENNESSEE

COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce F Wheeler, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee this 10 day of July, 2001.

CONNIE EAGLE NOTARY PUBLIC AT LARGE SHELBY CO. TN MY COMMISSION EXPIRES SEPT. 1, 2004

Commission expires:

Bonnie Eagle
Notary Public

STATE OF ~~OHIO~~ Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margie Anne Kimble, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Ohio~~ Nashville, Tennessee this 11th day of July, 2001.

Commission expires: July 26, 2003

~~Shannon Philbin~~
Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003