WARRANTY DEED

return to:

ELITE TITLE COMPANY LLC
105 WESTPARK DRIVE, SUITE 100
BRENTWOOD, TN 37027

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN
MY COMMISSION EXPIRES: February 22, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,585.00

Karen Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2002.

Lola A. Taylor
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Perry A. Ruble	Southeastern Mortgage of Tennessee	173-4A-31
(NAME)	(NAME)	
177 Brian Circle	115 29th Avenue South	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	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, William Thomas Hill and wife, Etheleen Hill, FORMERLY KNOWN AS ETHELEEN MCGINNIS HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Perry A. Ruble and wife, Deborah Ruble, 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. 31 on the Plan of Oak Highlands, Phase One, of record in Plat Book 6900, Page 432, 433, 434, and 435, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William Thomas Hill and Etheleen McGinnis, by deed of record in Book 8315, Page 628, Register's Office for Davidson County, Tennessee. Etheleen McGinnis and Etheleen Hill being one and the same.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 177 Brian Circle, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 03/05/02 10:43 2pgs
Fees:13.00 Taxes:546.06
20020305-0027334

Witness my/our hand(s) this 28th day of February, 2002.

William Thomas Hill

Etheleen Hill

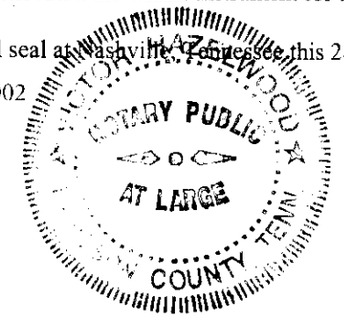
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Thomas Hill and Etheleen Hill 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2002.

Commission expires: May 26, 2002



Notary Public