WARRANTY DEED

Return to:
Morrison Title, Inc.
2702 Greystone Rd.
Nashville, TN 37204
(615) 292-8950

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHARLES M. WINN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

Davidson County DEEDWARR
Recvd: 02/15/05 11:25 2 pgs
Fees:13.00 Taxes:175.75

20050215-0017105

THIS INSTRUMENT WAS PREPARED BY
Morrison Title, Inc., 2707 Greystone Road, Nashville, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nick Shelton	Nick Shelton	114-0-A-0-01
(NAME)	(NAME)	
467 Oakley Drive	467 Oakley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37220	
(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, Andrew G. Rucker Sr. and wife, Sarah V. P. Rucker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nick Shelton, a single person, 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:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as Address TBD on Thrible Springs Dr.
(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 11th day of February, 2005.

Andrew G. Rucker, SR.
Andrew G. Rucker Sr.

Sarah V. P. Rucker
Sarah V. P. Rucker

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 Andrew & Sarah Rucker, the bargainor(s), 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 Nashville, Tennessee this.

Commission expires:

CHARLES M. WINN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

Charles M. Winn
Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lots 1 and 2, Phase I of Thrible Springs Estates Subdivision, as shown on plat of record in Plat Book 9700, page 73, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Andrew G. Rucker, Sr. and wife, Sarah V. P. Rucker, by deed from Christ Church Pentecostal, a Tennessee not-for-profit corporation, executed 6/18/92 and filed for record on 6/18/92 in Book 8655, Page 70, Register's Office for Davidson County, Tennessee.