WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,140.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: MARCH 14, 2009 (AFFIX SEAL)

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

McCann & Hubbard
7105 Crossroads Blvd. #1
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sally Bishop	New Owner	172-3B-82 CO
(NAME)	(NAME)	
5857 Woodlands Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, Brandon E. Rustin and wife, Patricia A. Rustin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sally Bishop, a single woman, 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. 82 on the plan of The Woodlands, Phase 2, of record in Plat Book 6900, Pages 498& 499 and amended in Book 6900, Page 635, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brandon E. Rustin and wife, Patricia A. Rustin, by Warranty Deed dated April 9, 1999, from Javid Salimi d/b/a J. S. Construction Co., of record in Book 11429, Page 742, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Brandon E. Rustin and Patricia A. Rustin, by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20050725-0085999, in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/25/05 10:25 2 pgs
Fees:13.00 Taxes:870.02
20050725-0086000

unimproved ☐

This is improved ☒ property, known as 5300 Woodlands Trace, 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 27th day of June, 2005.

Brandon E. Rustin
By: Terry DeSelms as his Attorney-in-Fact

Patricia A. Rustin
By: Terry DeSelms as her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of June, 2005, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Brandon E. Rustin and Patricia A. Rustin, and acknowledged that he executed the same as the free act and deed of the said Brandon E. Rustin and Patricia A. Rustin, through Power of Attorney granted Terry DeSelms by the said Brandon E. Rustin and Patricia A. Rustin.

Witness my hand and official seal at Nashville, Tennessee this 27th day of June, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

BETH TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires