# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

David Webber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2006

Notary Public

MY COMMISSION EXPIRES: 9/30/06
(AFFIX SEAL)

LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 30 2006

**After Recording Return To:**
**Heritage Title Services, LLC.**
**8115 Isabella Ln., Suite 5**
**Brentwood, TN 37027**

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Keri E. Rushing | Same as new owner | |
| (NAME) | (NAME) | |
| 2807 22nd Avenue South | | 117-2-186 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (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, **MARGARET M. HORN AND PHILLIP S. CARGILE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KERI E. RUSHING, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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 part of Lot No. 28 and the northerly 35 feet of Lot 29 of Block No. 3, Hillsboro Highlands Subdivision, as of record in Book 843, page 23, Register's Office for said County, described as follows:

Beginning on the westerly margin of 22nd Avenue South, at the southeast corner of the property conveyed to Joseph Neely Cook and wife, by deed from Lehman N. Black and wife,, of record in Book 1815, page 603, said Register's Office, being 3 feet south of the corner of Lots Nos. 27 and 28; thence with Cook's southerly line, westwardly 165 feet, more or less, to the common corner of Lots Nos. 17, 18, 27 and 28; thence with the easterly line of Lots Nos. 17 and 16, southwardly 100 feet more or less to the northwest corner of the property conveyed to Carrie E. Hollandsworth by deed from Oscar Bainbridge and wife, of record in Book 1046, page 555, said Register's Office; thence with Hollandsworth's northerly line, eastwardly 165 feet to the westerly margin of 22nd Avenue South; thence with same northwardly 97 feet, more or less to the beginning.

Being the same property conveyed to Margaret M. Horn and Phillip S. Cargile, husband and wife by deed from Lawrence G. Winkler and Judith A. Winkler, of record in Book 10050, page 64, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2807 22nd Avenue South, Nashville, TN 37215
(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: 02/27/06 11:41 2 pgs
Fees:13.00 Taxes:1572.50
20060227-0022271

Witness our hands this 10th day of February, 2006.

Margaret M. Horn

Phillip S. Cargile

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 Margaret M. Horn and Phillip S. Cargile, the bargainors, 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 10th day of February, 2006.

Commission expires:

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

Amy Adams Gowan

Amy Adams Gowan Notary Public