03

Kathy Title 78-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/22/2009

(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 04/17/06 15:39 2 pgs
Fees:13.00 Taxes:719.65

20060417-0043591

THIS INSTRUMENT WAS PREPARED BY
Plantation Title, LLC, 7620 Highway 70S, Nashville, TN 37221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua David Davis	1st Trust Bank for Savings	142-09-0E-054.00
(NAME) 1255 General George Patton	(Address) P.O. Box 17257	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Memphis, TN 38187	
(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, **THOMAS J. KUSH,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA DAVID DAVIS**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Unit No. 1255 together with carport designated No. 1255-C on the Plan of Section Seven, Phase One River Plantation, of record in Plat Book 5200, Page 705 and 706 and amended in Book 6392, Page 321, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (section seven), a horizontal property regime established by Master Deed of record in Book 6226, Page 9, said Register's Office.

Being the same property conveyed to Thomas J. Kush by deed from Kenneth R. Mulle', as Executor of the Estate of Muriel J. Mulle', deceased, as to an undivided one-half interest and Kenneth R. Mulle', Successor Trustee of the A. Thomas Mulle' Revocable Trust Agreement dated October 23, 2003, as to an undivided one-half interest dated August 12, 2005 and filed for record on August 18, 2005 in Instrument No. 20050818-0098348 Register's Office for Davidson County.

Subject property is not now, and never has been the residence of the grantor.

This is ☐ unimproved ☒ improved ☐ property, known as 1255 General George Patton Dr., Nashville, TN 37221

(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 10 day of April, 2006.

Thomas J. Kush

STATE OF TENNESSEE
COUNTY OF Davidson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **THOMAS J. KUSH**, with whom I am personally acquainted and who upon his oath acknowledged himself to be the person(s) who executed the foregoing instrument for the purposes there contained.

Witness my hand and official seal at Nashville, Tennessee this 10 day of April, 2006.

Commission expires: 5-24-2008

REGINA E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Regina E. Johnson
Notary Public