3.18 Gillet Lee

RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/15/06 14:42 2 pgs
Fees:13.00 Taxes:2109.00
20060615-0071600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-22-2010

(AFFIX SEAL)

LINDA TURNER RAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven John Hubbell and wife, Kathy P. Hubbell	AmSouth	
(NAME)	(NAME)	
4410 Estes Road	2050 Parkway Office	Map 130-08-H
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Birmingham AL 35244	Parcel 1.00
(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, **ROBERT L. RUTH AND WIFE, MARILYN C. RUTH**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **STEVEN JOHN HUBBELL AND WIFE, KATHY P. HUBBELL**, 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 Unit No. 4410, together with the appurtenant interest in the common elements of Canebrook, a horizontal property regime established by Master Deed, of record in Instrument No. 20010606-0058936, Register's office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Resubdivision - Lots 15 and 16 Westhaven appearing as Instrument No. 20000615-0059907, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert L. Ruth and wife, Marilyn C. Ruth, by deed from Perryman Construction Co., Inc., dated August 17, 2001, of record in Instrument No. 20010822-0090633, Register's Office. for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4410 Estes Road, Nashville, TN 37215

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 14th day of June, 2006.

Robert L. Ruth

Marilyn C. Ruth

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 Robert L. Ruth and wife, Marilyn C. Ruth, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 14th day of June, 2006.

Commission expires: May 24, 2010

Notary Public

GAYLA COLVERT HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY