WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/06 13:21 2 pgs
Fees:13.00 Taxes:2423.50

20061004-0123125

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$525,000.00~~ $555,000.00

Julie Rutter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-21-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie Rutter	**BANK OF AMERICA**	**104-13-233**
(NAME) **3609 Bellwood Avenue**	(NAME) **21000 NW Evergreen Parkway**	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Hillsboro, OR 97124-7121**	
(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, **Jackson D. Cothren and wife, Marsha L. Cothren**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julie Rutter, married**, 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:

Being Lot No. 5 and the easterly 25.00 feet of Lot No. 4 of Block "C" on the plan of Bellwood, a subdivision of lots near Nashville, as of record in Book 547, pages 149 and 150, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 and part of Lot No. 4 fronts together 85.00 feet on the southerly side of Bellwood Drive and runs back between lines 168.46 feet on the easterly side and 180.00 feet on the westerly line, to a dead line, measuring 86.05 feet, more or less.

Being the same property conveyed to Jackson D. Cothren and wife, Marsha L. Cothren by deed dated March 24, 1988 from Ronald E. Underwood, of record in Book 7502, Page 205, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **3609 Bellwood Avenue, Nashville, TN 37205**
(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 29th day of September, 2006.

Jackson D. Cothren

Marsha L. Cothren

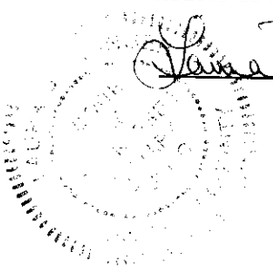
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jackson D. Cothren and wife, Marsha L. Cothren, 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 29TH DAY OF SEPTEMBER, 2006.

Commission expires: 3-21-09



Notary Public