WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/22/07 09:41 2 pgs
Fees:13.00 Taxes:388.50
20070122-0008186

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KENNY LAMONT MOORE STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires March 9, 2010

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elliott Rushing	Wells Fargo Bank N.A.	82-13-65
(NAME) 914 Locklayer	(NAME) 3480 Stateview Blvd	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Fort Mill, SC 29715	
(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, Mid-State Brokerage, Inc., Trustee for the Railroad Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elliott Rushing, and wife, Kesha Rushing, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 914 Locklayer, Nashville, TN 37208

(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 my hand this 12th day of January 2007.

Mid-State Brokerage, Inc., Trustee for the Railroad Trust

TRUSTEE

By: Edward Linder, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Undersigned, a Notary Public in and for said County and Sate, **Edward Linder, Trustees** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee** of **Mid-State Brokerage, Inc., Trustee for the Railroad Trust** and that he is duly authorized to execute this instrument on behalf of **Mid-State Brokerage, Inc., Trustee for the Railroad Trust.**

Witness my hand and official seal at Nashville, Tennessee this 12th day of January 2007.

Commission expires:

Notary Public

KENNY LAMONT MOORE STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires March 9, 2010

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 31, Block B, as shown on the map entitled Bransford Realty Company's Subdivision of the North Hill Tract, of record in Plat Book 332, page(s) 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MID-STATE BROKERAGE, INC., TRUSTEE FOR THE RAILROAD TRUST, by deed from JANICE J. LINDER, MARRIED, of record as Instrument No. 20061106-0137770, dated October 20, 2006, said Register's Office.