WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,500.00

Gary W Bush
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2007.

Sonya M. Branham
Notary Public

MY COMMISSION EXPIRES: 11/25/09
(AFFIX SEAL)

SONYA M. BRANHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 03/21/07 10:00 2 pgs
Fees:13.00 Taxes:138.75

20070321-0034108

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary W. Bush	SAME	04110000800
(NAME)	(NAME)	
4009 Ridgemont Dr.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20070363

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, David L. Bush and Timothy Bush and Lois Dano**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gary W. Bush, a married person**, hereinafter called the GRANTEE, **his/her** 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 4009 Ridgemont Drive, Nashville, TN 37207

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 20th day of March, 2007.

Lois Dano

David L. Bush

Timothy Bush

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within David L. Bush and Timothy Bush and Lois Dano, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that David L. Bush and Timothy Bush and Lois Dano executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of March, 2007 at Springfield, Tennessee.

Commission expires: 11/25/09

SONYA M. BRANHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Sonya M. Branham
Notary Public

EXHIBIT A

Being Lot No. 479, on the Plan of Bellshire Estates, Section "B", as shown of record in Book 2331, Page 128, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description of said lot.

Said Lot No. 479 fronts 105.9 feet on the southeasterly side of Ridgemont Drive and extends back 298.2 feet on the northeasterly line and 284.1 feet on the southwesterly line to a dead line on which it measures 57 feet.

BEING all of the same property conveyed to Claude Dean Bush and wife, Helen May Bush by Warranty Deed from Joseph W. Bryan and wife, Eleanor H. Bryan, dated 4/16/1980 and filed of record in Book 5593, Page 604 and re-recorded in Book 5591, Page 337, Register's Office for Davidson County, Tennessee. And BEING the same property further conveyed to Claude Dean Bush by Quitclaim Deed from Claude Dean Bush and wife, Helen May Bush and Seth Norman, Attorney, dated August 14, 1984 and filed of record in Book 6368, Page 570, Register's Office for Davidson County, Tennessee. The said Claude Dean Bush having since died on 4/17/2001 intestate, survived by Gary W. Bush (adult son), David L. Bush (adult son), Timothy Bush (adult son), and Lois Dano (adult daughter), his sole and only heirs-at-law.

* See Affidavit of heirship 20070321-0034107