File No. 271000403

20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/07 11:02 2 pgs
Fees:13.00 Taxes:388.50
20071102-0129429

STATE OF TN
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 26TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: August 23, 2011.
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DANIEL L. WISCHHOF
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Rutledge	Michael Rutledge 1678 SUNSET ROAD	Map 148-13 Parcel 197
(NAME) 4936 Packard Drive	(NAME) BRENTWOOD, TN 37027	
(ADDRESS) Nashville, TN 37211	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Mollie F. Slaybaugh as Conservator of Charles O. Stumph

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Rutledge and wife, Sharon Rutledge

HEREINAFTER CALLED THE GRANTEE(S), His 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 Lot No. 95 on the Plan of Locustwood, Section 3, of record in Book 2663, Page 29, Register's Office for Davidson County, Tennessee.

SAID Lot No. 95 fronts 130.98 feet on the Southeasterly side of Packard Drive, and extends back 272.3 feet on the Northeasterly line and 282.6 feet on the Southwesterly line to a broken line in the rear measuring 114.3 feet thereon.

Being the same property conveyed to Charles O. Stumph and wife, Thelma G. Stumph, by deed dated December 15, 1958 from Continental Development Corporation, of record in Book 2859, Page 95, Register's Office for Davidson County, Tennessee. The said Thelma G. Stumph having since deceased. An intervening Quitclaim Deed granting an interest to Mollie Fitts Slaybaugh, of record by Instrument No. 20050929-0116957, has been set aside by Order of the Probate Court for Davidson County, Tennessee, in the matter of Charles Orville Stumph, Docket 07P-646, entered October 26, 2007 which is of record by Instrument No. 20071102-0129428 in the Register's Office for Davidson County, Tennessee.

Mollie F. Slaybaugh, Conservator of Charles O. Stumph, executes this Deed by authority of an Order of the Probate Court for Davidson County, Tennessee, in the matter of Charles Orville Stumph, Docket 07P-646, entered October 26, 2007.

Charles O. Stumph being one and the same person as Charles Orville Stumph.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **4936 Packard Drive, Nashville, TN 37211**

(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(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), His 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 hands this 26th day of October, 2007.

Charles O. Stumph by

Charles O. Stumph

By Mollie F. Slaybaugh, Conservator

Mollie F. Slaybaugh, Conservator

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Mollie F. Slaybaugh, Conservator of Charles O. Stumph, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained as Conservator of Charles O. Stumph.

Witness my hand at office this 26th day of October, 2007.

Commission expires: August 23, 2011

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Daniel L. Wischhof Notary Public

File Number: 271000403

RETURN TO:

AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072