WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$665,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 2/7/10

(AFFIX SEAL)

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

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
Daniel C. Rose		117-7-21
Elizabeth A. Gordon	Avenue Bank	
(NAME)	(NAME)	
1906 Lombardy Avenue	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville TN 37215	
(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, **Donald M. Rucker and Christopher L. Wayne**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel C. Rose and Elizabeth A. Gordon, husband and wife**, 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 parts of Lots Nos. 3 and 4 of Block "B" on the Map showing the subdivision of Walter Stokes Home Place No. 1, of record in Book 974, page 92, of the Register's Office for said Davidson County, Tennessee.

Said parts of said lots are bounded on the west by the Home Place of Ellen Stokes Wemyas, formerly Ellen Stokes Moore, and conveyed to her by Walter Stokes by three separate deeds; bounded on the east by the property recently conveyed to Robert Keigh McGriff by deed of Albert Morris, of record in Book 1195, page 16, said Register's Office; bounded on the north by the property of Nellie T. Stokes as shown on said plan; and bounded on the south by Lombardy Avenue.

Said Lot is estimated to front 114 feet, be the same more or less, on the north margin or Lombardy Avenue and runs back between parallel lines 175 feet.

Being the same property conveyed to Donald M. Rucker and Christopher L. Wayne by deed from Rebekah Baylor of record in Instrument No. 20050708-0078947 Register's Office for Davidson County, Tennesssee.

The Grantors are married, but the above described property was never used as the primary residence.

unimproved ☐

This is improved ☒ property, known as **1906 Lombardy Avenue, Nashville, TN 37215**

(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.

BILL GARRETT, Davidson County
Trans:T20090044066 DEEDWARR
Recvd: 07/01/09 11:13 3 pgs
Fees:18.00 Taxes:2460.50
20090701-0061319

Witness our hands this 30th day of June, 2009.

Donald M. Rucker

STATE OF TEXAS

COUNTY OF Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald M. Rucker, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Chase Bank, TEXAS this 29 DAY OF JUNE, 2009.

Commission expires: 3/3/2010

Notary Public

GWENDOLYN J. BERGER
Notary Public, State of Texas
My Comm. Expires Mar. 3, 2010

Witness our hands this 30th day of June, 2009.

Christopher L. Wayne

STATE OF ~~ILLINOIS~~ Kentucky

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher L. Wayne, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Louisville Kentucky ~~ILLINOIS~~ this 27th DAY OF JUNE, 2009.

Commission expires: 2/7/10

Theresa A. Cloutier
Notary Public

THERESA A. CLOUTIER NOTARY PUBLIC LOUISVILLE, KY.