WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090051716 DEEDWARR
Recvd: 07/31/09 10:00 2 pgs
Fees:13.00 Taxes:645.65
20090731-0071645

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,500.00

Affiant

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: November 7, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ross Allen	Guaranty Trust Company	108-12-0-299.00
(NAME)	(NAME)	
1801 Easton Ct	316 Robert Rose Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN, 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Jon R. Rushing and wife Suzanne R. Rushing**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ross Allen**, unmarried 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:

Land in Davidson County, Tennessee, being Lot 111, SECTION 7, TRAILWOOD, FIRST REVISION, as shown on plat of record in Plat Book 8250, Page 741, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from David W. Rushing and wife, Annette J. Rushing to Jon R. Rushing and wife, Suzanne R. Rushing as recorded on the 6th day of November, 2007 in Instrument No. 20071106-0130983 and Warranty Deed from Miguel A. Maciel and wife, Roxanna C. Maciel to Jon R. Rushing and wife, Suzanne R. Rushing and David W. Rushing and wife, Annette J. Rushing as recorded on the 2nd day of May, 2002 in Instrument No. 20020502-0054016, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1801 Easton Ct, Nashville, TN 37214

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, has 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 July, 2009.

Jon R. Rushing

Suzanne R. Rushing

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Jon R. Rushing and Suzanne R. Rushing**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of July, 2009.

Tabatha Edwards
Notary Public

My commission expires: _____

