BILL GARRETT, Davidson County
Trans:T20100062540 DEEDWARR
Recvd: 10/04/10 13:18 2 pgs
Fees:13.00 Taxes:1387.50
20101004-0079116

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF September, 2010.

Notary Public

MY COMMISSION EXPIRES: 10-16-11
(AFFIX SEAL)

LAURA O. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

P-LFL-10-4653

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Larimore Smith	Jonathan Larimore Smith	
4653 Chalmers Drive (ADDRESS)	4653 Chalmers Drive (NAME) (ADDRESS)	
Nashville, TN 37215-4309 (CITY) (STATE) (ZIP)	Nashville, TN 37215-4309 (CITY) (STATE) (ZIP)	13114003100

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JUANITA M. RUSHING, UNMARRIED, AND DIANE N. SCOTT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JONATHAN LARIMORE SMITH AND WIFE, ELIZABETH ANNE SMITH, hereinafter called the Grantee(s), their heirs and assigns, that 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. 219 on the Plan of Tynewood Estates, Section One, of record in Plat Book 2900, Page 88, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to OTHELL L. RUSHING AND WIFE, ZELMA C. RUSHING by Deed from HAURY & SMITH CONTRACTORS, INC., dated 05/21/1962 and filed for record on 05/23/1962 in Book 3377, Page 411, Register's Office for DAVIDSON County, Tennessee. The said ZELMA C. RUSHING having since died.
Being the same property conveyed to OTHELL L. RUSHING AND WIFE, JUANITA M. RUSHING by Deed from OTHELL L. RUSHING AND WIFE, JUANITA M. RUSHING, AND PERCY WILKINS, JR., TRUSTEE, dated 07/19/1989 and filed for record on 07/20/1989 in Book 7893, Page 590, Register's Office for DAVIDSON County, Tennessee.
Being the same property conveyed to OTHELL L. RUSHING AND WIFE, JUANITA M. RUSHING AND DIANE N. SCOTT, UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP by Deed from OTHELL L. RUSHING AND WIFE, JUANITA M. RUSHING, AND LEON SHARBER, TRUSTEE, dated 03/14/1997 and filed for record on 03/19/1997 in Book 10384, Page 457, Register's Office for DAVIDSON County, Tennessee.

Othell L. Rushing having since died on May 8, 1999, leaving the property vested to Juanita M. Rushing and Diane N. Scott, unmarried, as joint tenants with right of survivorship.

unimproved ( )
This is improved (X) property, known as 4653 CHALMERS DRIVE, NASHVILLE, Tennessee 37215-4309
(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), their 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), 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/our hand(s) this 28th day of September, 2010.

Juanita M. Rushing, by Diane N. Scott her attorney in fact

Juanita M. Rushing, by Robert L. Nipper, Jr. her attorney in fact

Diane N. Scott

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 28th day of September, 2010, before me personally appeared Diane N. Scott, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of September, 2010.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 28th day of September, 2010, before me personally appeared Diane N. Scott to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Juanita M. Rushing and who acknowledged he/she/they executed the same as the free act and deed of the said Juanita M. Rushing.

Witness my hand and official seal, this the 28th day of September, 2010.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 28th day of September, 2010, before me personally appeared Robert L. Nipper, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Juanita M. Rushing and who acknowledged he/she/they executed the same as the free act and deed of the said Juanita M. Rushing.

Witness my hand and official seal, this the 28th day of September, 2010.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067