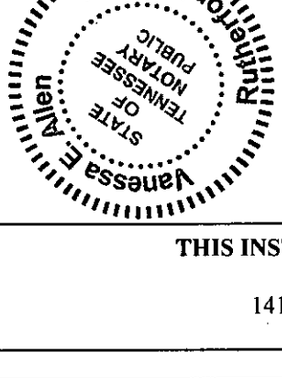
WARRANTY DEED

File #10102232



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2010.

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly J. Shores	Access National Mortgage	133-3-184
(NAME)	(NAME)	
3310 Glencliff Road	1800 Robert Fulton Drive Ste 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Reston, VA 20191	
(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, I/WE, **Mildred S. Rutledge, Unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beverly J. Shores, Married** 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 Lot No. 209, on the plan of Glenrose Acres, Section II, as the same appears of record in Plat Book 1835, Page 136, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to John L. Robertson and wife, Mildred S. Robertson by deed from O.W. Cooper Company, a Tennessee Corporation, dated 6/10/60, of record in Book 3075, Page 373, said Register's Office. The said John L. Robertson having since died on 8/6/97, the property is solely vested in Mildred S. Robertson. Mildred S. Robertson having since married Clarence Albert Rutledge on 8/14/99 and is now known as Mildred S. Rutledge. The said Clarence Albert Rutledge having since died on 6/8/00, the property is vested in Mildred S. Rutledge.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Plat Book 1835, Page 136, said Register's Office.; Agreement for Dedication of Easement for Sanitary Sewers and Storm Drainage as of record in Book 4298, Page 691, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **3310 Glencliff Road, 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 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:T20100081573 DEEDWARR
Recvd: 12/29/10 09:24 2 pgs
Fees:13.00 Taxes:444.00
20101229-0103116

Witness our hands this 7th day of December, 2010.

Mildred S. Rutledge

Mildred S. Rutledge

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Mildred S. Rutledge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 7th day of December, 2010.

Commission expires:

8/16/14

Vanessa E Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Vanessa E Allen

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. F
Murfreesboro, TN 37130