File No0304110001

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

NMcKinney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2011.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Dwayne Postell	Nationstar Mortgage, LLC	096160A06400
(NAME) 220 Lakebrink Dr.	(NAME) 109 Hazel Path, Ste. 8	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Hendersonville, TN 37075	
(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, We, **John L. Rutherford, married** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **Kenneth Dwayne Postell, married** hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in Davidson, State of Tennessee, described as follows, to-wit:

Being all of Unit No. 63 on the Plan of First Revision, Larchwood, Phase One, Section Three, Planned Unit Development of record in Plat Book 6200, Page 697, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John L. Rutherford by Warranty Deed dated April 4, 2003 from Cheryl L. Renshaw and Mary E. Hancock, both unmarried, of record in Instrument No. 20030414-0049046, Register's Office for Davidson County, Tennessee.

Upon oath, John L. Rutherford, warrants, covenants and certifies that the aforedescribed real property is not his homestead as defined by Statute.

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 220 Lakebrink Dr, Nashville, TN 37214
(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.

BILL GARRETT, Davidson County
Trans:T20110016525 DEEDWARR
Recvd: 03/21/11 13:41 2 pgs
Fees:13.00 Taxes:355.20



20110321-0021962

Witness my/our hands this 17th day of March, 2011.

John L. Rutherford

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named John L. Rutherford, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 17th day of March, 2011.

Commission expires: 12-21-14

Notary Public

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number:0304110001

RETURN TO:
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd, Ste 101
Nashville, TN 37215

Return To: 11001323

Allegiance Title of TN, LLC

278 Doug Warpoole Road

Suite 317

Smyrna, TN 37167