BILL GARRETT, Davidson County
Trans:T20110028360 DEEDWARR
Recvd: 05/12/11 10:10 2 pgs
Fees:13.00 Taxes:660.45
20110512-0036460

This instrument prepared by: Fearnley & Califf, PLLC - Nashville
565 Marriott Drive, Suite 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 11th day of May, 2011, by and between Staci L Bell and Anthony Bell, a married couple, party of the first part, and Lee S Rush, a married man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 104 on the Plan of Section Four, Cambridge Forest, as shown by plat of record in Instrument No. 20000918-0092192, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being all or part of the same property conveyed to Anthony Bell and Staci L. Bell, by virtue of that certain Special Warranty Deed dated November 1, 2010, at Instrument No. 20101130-0095036 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Federal National Mortgage Association by Trustee's Deed, dated September 30, 2009 at Instrument No. 20091015-0095611. Being previously conveyed to Flor Garcia by Warranty Deed, dated January 2, 2008 at Instrument No. 20080108-0002315, in the said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Staci L. Bell
Staci L Bell

Anthony Bell
Anthony Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Staci L Bell and Anthony Bell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of May, 2011.

Memorie White
Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-8-13

Property Owner & Address: Lee S Rush

2709 Welshcrest Drive
Antioch, TN 37013

Tax Parcel No 149150A23400CO

Property Address: 2709 Welshcrest Drive
Antioch, TN 37013

MAIL TAX BILLS TO: American Mortgage Service Company

11503 Springfield Pike
Cincinnati, OH 42546

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $178,500.00 which amount is equal to or greater than the amount which the property would command ~~at a fair~~ and voluntary sale.

~~AFFIANT~~

SUBSCRIBED AND SWORN TO before me this 11th day of May, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY