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BILL GARRETT, Davidson County
Trans:T20110032676 DEEDWARR
Recvd: 06/02/11 09:33 2 pgs
Fees:13.00 Taxes:277.50

20110602-0042018

THIS INSTRUMENT PREPARED BY:

Sharon Rutledge

1678 Sunset Road

Brentwood, TN 37027

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP-PARCEL NO**
BRIAN DAVIS	**New owner**	**Map 105-16-0**
343 Woodycrest Avenue		**Parcel 214.00**
Nashville, TN 37210		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MIKE RUTLEDGE** M.R (The Grantor(s) have Bargained and sold, and by these presents does transfer and convey unto **BRIAN DAVIS** (The Grantee(s)), his heirs and assigns certain tract or parcel of land in DAVIDSON County, State of Tennessee, being more particularly described as follows to wit:

LAND in Davidson County, Tennessee, being Lot No. 115, on the Map of Section One, Woodcrest Subdivision, of record in Book 1835, page 25, said Register's Office.

SAID LOT No 115 fronts 70 feet on the easterly side of Woodycrest Avenue and runs back between lines 163.7 feet on the southwesterly line and 196.3 on the northeasterly line to a dead line in the rear on which it measures 118 feet.

BEING the same property conveyed to Mike Rutledge by Warranty Deed from John Russell Tidwell, as Executor of the Estate of Ruby Nell Potts pursuant to the Last Will and Testament and John Russell Tidwell individually as the sole heir by operation of law. SOT #20090817000 77075

This property is not the personal, marital or primary residence of Grantor and/or Grantees, spouse and/or any dependants.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. 2011 Taxes, a lien not yet due and payable and assumed by Grantee.
2. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4253, page 274, said Register's Office.
3. Any and all matters appearing of record in Plat Book 1835, page 25, said Register's Office.

This is improved property commonly known as 345 Woodycrest Avenue, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

AND Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever,

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31 day of May, 2011.

Mike Rutledge

Mike Rutledge

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 Mike Rutledge , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge HE executed the within instrument for the therein contained and who further acknowledged that HE is authorized to execute this instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 31 day of May, 2011.

PEGGY M. BARRETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Peggy M. Barrett

Notary Public

My Commission Expires: 3-3-14

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $75,000.00

Mike Rutledge

MIKE RUTLEDGE

Sworn to and subscribed before me this 31 day of May, 2011.

Peggy M. Barrett

NOTARY PUBLIC

My Commission Expires: 3-3-14

PEGGY M. BARRETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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