File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110037030 DEEDWARR
Recvd: 06/21/11 10:04 2 pgs
Fees: 13.00 Taxes: 558.70

20110621-0047435

R-VRES-11-1954

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natasha N. Rushing	SAME	
1954 Porter Road (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	72-16-163.00

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, I/we MATTHEW JOHNS AND WIFE, EMILY JOHNS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NATASHA N. RUSHING, 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 PART OF LOT NO. 37 ON THE MAP OF ROSEBANK SUBDIVISION OF THE J.W. CHURCH TRACT, OF RECORD IN BOOK 547, PAGE 48, REGISTER'S OFFICE FOR SAID COUNTY, AND ALSO KNOWN AS LOT NO. 5 ON THE PLAN OF PART ONE PORTER HEIGHTS OF RECORD IN BOOK 1130, PAGE 44, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW JOHNS AND WIFE, EMILY JOHNS BY WARRANTY DEED FROM GINA POLIZZI, UNMARRIED AND JAMES POLIZZI AND WIFE, DIANE LYNN POLIZZI, RECORDED ON THE 21ST DAY OF OCTOBER, 2008 IN INSTRUMENT NO. 20081021-0105603, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) SUBJECT TO 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 1130, PAGE 44; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1954 Porter Road, Nashville, Tennessee 37206
(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 17th day of June, 2011.

Matthew Johns

Emily Johns

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Johns and Emily Johns, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17th day of June, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903