This instrument prepared by:
Lehman Title & Escrow, LLC
1646 Westgate Circle, Ste 102
Brentwood, TN 37027

File No.: **7103**

BILL GARRETT, Davidson County
Trans:T20110077266 DEEDWARRSP
Recvd: 12/07/11 10:03 2 pgs
Fees:13.00 Taxes:813.63
20111207-0095391

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 5th day of December, 2011, by and between **American International Relocation Solutions,** parties of the first part, and George E. Rusho and wife Kathy D.Rusho, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Hermitage, County of Davidson, State of Tennessee, to wit:

Being Lot No. 2 on the Plan of Hamilton Cartwright Subdivision, as of record in Plat Book 5060, page 197, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to parties of the first part, herein shown in:
Book _____, Page No. _____: or Instrument No. 20111207-0095390: in said Register's office.

This conveyance is made subject : (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) all easements of record; (4) all visible easements; (5) all matters appearing on the plan of record; (6) all applicable governmental and zoning regulations.

Parcel ID # 08700012500
☐ Unimproved OR
☒ Improved property located at: 3018 Earhart Road, Hermitage, TN 37076.

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her 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 he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons, "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, 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 of the day and year first above written.

AMERICAN INTERNATIONAL RELOCATION SOLUTIONS

By: _____
Name: Elizabeth Boschert
Title: Relocation Manager

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

State of Connecticut

County of Fairfield

Before me, the undersigned, Notary Public of the State and County aforesaid, personally appeared Elizabeth Boschert with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged ~~himself~~/herself to be the Agent of **AMERICAN INTERNATIONAL RELOCATION SOLUTIONS,** the within named bargainer, a limited liability company, and that ~~he~~/she as such Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company as such Agent of **AMERICAN INTERNATIONAL RELOCATION SOLUTIONS**

Witness my hand and Notarial Seal at office this 5th day of December, 2011.

Maria Dos Santos
Notary Public Maria Dos Santos

My Commission Expires: 6/30/16

MARIA DOS SANTOS NOTARY PUBLIC STATE OF CONNECTICUT

****

Owner's Name: George E. Rusho

and Address: 3018 Earhart Road

Hermitage, TN 37076

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SAME

****

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 219,900.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day of December 2011.

Notary Public

My Commission Expires: 3-8-15

Judy A. Lanman Notary Public State of Tennessee Williamson County

This instrument prepared by: Rev. November 11, 2011