Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20110079660 DEEDWARR
Recvd: 12/16/11 10:28 2 pgs
Fees:13.00 Taxes:732.60
20111216-0098041

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $198,000.00

Affiant

Subscribed and sworn to before me, this 30th day of November, 2011.

Notary Public

My commission expires:

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Elliott Rushing **Kesha R Rushing**	**Citizens Savings Bank & Trust Co**	**06204000200**
809 Evergreen Trail	**1917 Heiman Street**	
Madison, TN 37115	**Nashville, TN 37208**	
		FILE #: ST10397

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Marjorie Dean Downey, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elliott Rushing and Kesha R Rushing, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 64 ON THE PLAN OF MARLIN MEADOWS, SECTION IV, AS OF RECORD IN BOOK 2133, PAGE 66 AND 67, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 100FT. ON THE SOUTHERLY SIDE OF EVERGREEN TRAIL AND RUNS BACK 213.6 FEET ON THE WEST LINE AND 209.1 FT. ON THE EAST LINE TO A DEAD LINE IN THE REAR, MEASURING 100.1 FT. THEREON.

BEING THE SAME PROPERTY CONVEYED TO MARJORIE DEAN DOWNEY AND JAMES EARL CHANCE FROM VINCENT E. WEHBY, TRUSTEE DATED 08/13/85 AND RECORDED ON 08/16/85 IN BOOK 6532, PAGE 666, SAID REGISTER'S OFFICE FOR SAID COUNTY. JAMES EARL CHANCE HAVING SINCE DIED ON SEPTEMBER 25, 1995.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 2133, Page 66-67, Register's Office for DAVIDSON County, Tennessee.

This is **improved** (__X__) unimproved (____) property known as 809 Evergreen Trail, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 30th day of November, 2011.

Marjorie Dean Downey
Marjorie Dean Downey

by Diana Downey Shaw AIF
by Diana Downey Shaw, AIF

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Diana Downey Shaw** to me known to be the person who executed the foregoing instrument in behalf of **Marjorie Dean Downey** as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **Marjorie Dean Downey.**

Witness my hand, at office, this 30th day of November, 2011.

Pamela B Matheney
Notary Public

My Commission Expires:

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE