Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

BILL GARRETT, Davidson County
Trans:T20120011686 DEEDWARR
Recvd: 02/16/12 12:30 2 pgs
Fees:13.00 Taxes:185.00
20120216-0013709

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Michael W. Rutledge	(New Owner)	Map 118-04-0-
1678 Sunset Road		Parcel 274.00
Brentwood, TN 37027		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135 based upon the information provided by the parties and without the benefit of a title search.

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 all of which are hereby acknowledged, **Emojean Rutledge, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Michael W. Rutledge,** (The "Grantee"), 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. 245, on the Map of the Subdivision of Lot "A" of Grandview Heights, as of record in Book 161, page 169, said Register's Office, to which reference is hereby made for a more complete and accurate description.

SAID Lot No. 245 fronts 50 feet on the Easterly side of Cruzen Avenue or Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John O'Neal Rutledge and wife, Emojean Rutledge by Installment Deed recorded on August 29, 1956 in Book 2592, page 274, said Register's Office. The said John O'Neal Rutledge having since died and title vested in Emojean Rutledge as the sole tenant by the entirety.

This instrument is executed on behalf of Emojean Rutledge by Margaret Pearson, as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20120216-0013708, Register's Office for Davidson County, Tennessee.

This is the same legal description as in previous deed of record.

This conveyance is subject to the following:

1. **2012 Taxes, a lien not yet due and payable.**
2. **Any and all matters appearing of record in Book 161, page 169, said Register's Office.**

This is improved property commonly known as **2304 Cruzen Street, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $50,000.00.

Affiant

Subscribed and sworn to before me this
15th day of **February, 2012.**

Notary public:
My Commission Expires: 01/13/2015

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 herself, her 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**15th** day of **February, 2012.**

Emojean Rutledge by Margaret Pearson, Atty-in-fact
Attorney-in-Fact

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Margaret Pearson as Attorney-In-Fact for Emojean Rutledge**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument for the therein contained.

WITNESS my hand and official seal at Nolensville, Tennessee, this **15th February, 2012.**

Notary Public
My Commission Expires: 01/13/2015