WARRANTY DEED

File #12042834



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis A. Dyer	Branch Banking and Trust Compa	161-05-A-31.00
(NAME)	(NAME)	
810 Ashlawn Place	301 College Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Greenville, SC 29601	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Percy F. Rucker, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Travis A. Dyer, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. B-10, as shown on Exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums, as the same appears of record in Book 6607, Page 596, Register's office for Davidson County, Tennessee, together with an individual percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed, to which plan reference is hereby made for a more complete and accurate discription.

Being the same property conveyed to Percy Rucker by deed from Philip W. Minor and wife, Vema S. Minor, dated 5/29/1998, of record in Book 10957, Page 547, said Register's Office.

This conveyance is subject to: Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.; Charter of Ashlawn Place Condos, as of record in Book 6769, Page 527, and in Book 6607, Page 6607, Page 182, said Register's Office.; Master Deed and By-Laws, as of record in Book 6607, Page 596, amended in Book 7168, Page 550, said Register's Office.

****Elizabeth Z. Rucker, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.****

unimproved ☐
This is improved ☒ property, known as 810 Ashlawn Place, Nashville,TN,37211

(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, his heirs and assigns forever; and I do covenant with the said GRANTEE 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, his 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.

BILL GARRETT, Davidson County
Trans:T20120036981 DEEDWARR
Recvd: 05/21/12 09:07 2 pgs
Fees:13.00 Taxes:214.60
20120521-0043548

Witness my hand this 16th day of May, 2012.

Percy F. Rucker

Elizabeth Z. Rucker

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Percy F. Rucker and Elizabeth Z. Rucker with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 16th day of May, 2012.

Commission expires:

8/11/14

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130