WARRANTY DEED

G-KW-12-1404

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible]

Affiant

Subscribed and sworn to before me, this 18th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

KAREN LABRUSTY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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
Jason M. Truss	Avenue Bank	
1404 Hemlock Avenue (ADDRESS)	3823 Cleghorn Avenue (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	62-13-68.00

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, we TENNESSEE REGIONAL HOLDING, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JASON M. TRUSS AND WIFE, SHANNON H. TRUSS, 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 LOT 5, GEORGE I. WADDEY'S SUBDIVISION OF THE W.N. MORGAN 18.25 ACRE TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 843, PAGE 101, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICUALR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TENNESSEE REGIONAL HOLDING, LLC BY WARRANTY DEED FROM RUTH THWEATT DAVIS, RECORDED ON THE 26TH DAY OF MARCH, 2012 IN INSTRUMENT NO. 20120326-0025275, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO J.O.DAVIS AND WIFE, RUTH T.DAVIS, BY A DEED FROM PAUL B. MOORE AND WIFE, BONNIE MARTIN MOORE, DATED MAY 9, 1944, RECORDED MAY 31, 1944 OF RECORD IN BOOK 1286, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID J.O. DAVIS DIED ON SEPTEMBER 7, 1950, THEREBY VESTING TITLE TO THE ABOVE PROPERTY IN RUTH T. DAVIS AS SURVIVING SPOUSE BY THE ENTIRETY. THE SAID RUTH T. DAVIS (ALSO KNOWN AS RUTH HENRIETTA THWEATT DAVIS) DIED MARCH 17,1980, DEVISING THE ABOVE REAL PROPERTY TO HER DAUGHTER, RUTH THWEATT DAVIS. SEE LAST WILL AND TESTAMENT OF RUTH HENRIETTA THWEATT DAVIS OF RECORD IN CASE NO. 68482 IN THE PROBATE COURT CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 843, PAGE 101; AND COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 1082, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1404 Hemlock Avenue, Nashville, Tennessee 37216
(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.

BILL GARRETT, Davidson County
Trans:T20120072932 DEEDWARR
Recvd: 09/27/12 09:36 2 pgs
Fees:13.00 Taxes:1387.50
20120927-0087932

Witness my/our hand(s) this 18th day of September, 2012.

Tennessee Regional Holding, LLC

By: _____
Justin Hicks, Managing Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of September, 2012, before me personally appeared Justin Hicks, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Managing Member of Tennessee Regional Holding, LLC, the within named bargainor, a limited liability company, and that he/she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of September, 2012.

_____
Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)386-2903

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt Juliet Rd., ~~Ste. C~~
Mt Juliet, TN 37122