BILL GARRETT, Davidson County
Trans:T20130005419 DEEDWARR
Recvd: 01/18/13 14:37 2 pgs
Fees:13.00 Taxes:201.65
20130118-0006437

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 11th day of January, 2013, by and between Elliott Rushing and Kesha Rushing, a married couple, party of the first part, and Thomas A Gilkison, a single man , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 45 ON THE PLAN OF THE SUBDIVISION OF LOT NO. 16, OF THE NICHOL PROPERTY, AS OF RECORD IN PLAN BLOCK 2, PAGE 49, CHANCERY COURT AT NASHVILLE.
SAID LOT NO. 45 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF LACY STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

Being all or part of the same property conveyed to Elliott Rushing and Kesha Rushing, by virtue of that certain Special Warranty Deed dated July 19, 2012, at Instrument No. 20120726-0065754 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their 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 it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

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

Elliott Rushing

Kesha Rushing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Elliott Rushing and Kesha Rushing, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of January, 2013.

Notary Public

A. R. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____

My Commission Expires JUNE 21, 2016

Property Owner & Address:	Thomas A Gilkison 2307 Lacy St. Nashville, TN 37208
Tax Parcel No	08106036900
Property Address:	2307 Lacy Street Nashville, TN 37208
MAIL TAX BILLS TO:	US BANK 9321 OLIVE BLVD. ST. LOUIS, MO 63132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $54,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 11th day of January, 2013.

Notary Public

My Commission Expires:

A. R. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016