BILL GARRETT, Davidson County
Trans:T20130005659 DEEDWARR
Recvd: 01/22/13 09:54 2 pgs
Fees:13.00 Taxes:380.73
20130122-0006711

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, is **$102,900.00** (One Hundred Two Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 11th day of January, 2013.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

DAVID R.A. ROETGER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Joshua Rutherford and Jessica Rutherford 408 Bixler Avenue Madison,TN 37115	Ameris Bank 1800 Parkway PL. #820 Marietta, GA 30067	04309033000

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **SUZANNE FAYE WILSON AS TRUSTEE of the SUZANNE FAYE WILSON REVOCABLE LIVING TRUST AGREEMENT DATED APRIL 7, 2010** , HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOSHUA RUTHERFORD AND WIFE JESSICA RUTHERFORD**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being the westerly half of Lots Nos. 5, 6, and 7 and all of Lot No. 8, all in Block K, on the plan of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for said County.

Said portions of Lots Nos. 5, 6, and 7 front together 84 feet on the easterly margin of Bixler Avenue and extends back between parallel lines 200 feet to a dead line.

Said Lot Lo. 8 fronts 28 feet on the easterly margin of Bixler Avenue and extends back between parallel lines 400 feet to the westerly margin of Delaware Avenue.

Harold L. Wilson and Suzanne F. Wilson having divorced and by Final Judgment of Divorce recorded in 20030507-0061093 property was vested solely in Suzanne Faye Wilson. Also being a portion of the property Suzanne Faye Wilson conveyed to Suzanne Faye Wilson as Trustee of the Suzanne Faye Wilson Revocable Living Trust Agreement dated April 7, 2010 of record in instrument number 20100409-0026809, Register's Office for Davidson County, Tennessee. .

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **408 BIXLER AVENUE** **MADISON,TN37115**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to allgenders.

LTSR Number: GTE File: 2013

WITNESS, this 11th day of January, 2013

Suzanne Faye Wilson as Trustee of the Suzanne Faye Wilson Revocable Living Trust date April 7, 2010

BY: Suzanne Faye Wilson, Trustee

STATE OF TENNESSEE)
COUNTY OF SUMNER)

On this 11th day of January, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Suzanne Faye Wilson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath is acknowledged to be the Trustee of **the Suzanne Faye Wilson Revocable Living Trust dated April 7, 2010**, the within named bargainor, a Trustee, and that as such Trustee being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said Suzanne Faye Wilson as such Trustee.

Witness my hand and official seal on this the 11th day of January, 2013.

Notary Public

Commission Expires: 8-20-14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014