BILL GARRETT, Davidson County
Trans: T20130017604 DEEDWARR
Recvd: 03/04/13 11:29 2 pgs
Fees: 13.00 Taxes: 196.10
20130304-0021362

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 53,000.00

Affiant

Subscribed and sworn to before me, this 27th day of February, 2013.

Notary Public

My commission expires: _____

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

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
2070 LEBANON ROAD
LEBANON, TN 37087

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
FAMILY VENTURE MANAGEMENT, LLC	**NEW OWNER**	**08115021200**
1600 17TH AVE N		
NASHVILLE, TN 37208		

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 ACKNOWLEDGE, WE,

WILLIAM D RUCKER and WIFE, BETTYE J RUCKER, AS TENANTS BY THE ENTIRETIES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FAMILY VENTURE MANAGEMENT, LLC

HEREINAFTER CALLED THE GRANTEES, 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 west 86 feet of Lot No. 377 on the Map of McGavock, Wetmore and Other's Addition to the Town of McGavock, of record in Book 21, Page 41, Register's Office for said County.

Said part of said Lot No. 377 fronts 86 feet on the north side of Coe:rill Street-and runs back between parallel lines, along the east margin of 17th Ave., North, formerly James Street, 100 feet to a dead line.

BEING PART OF THE SAME PROPERTY CONVEYED TO WILLIAM D RUCKER AND WIFE, BETTYE J RUCKER, AS TENANTS BY THE ENTIRETIES BY QUITCLAIM DEED FROM WILLIAM D RUCKER AND BETTYE J RUCKER DATED 02/17/12 AND RECORDED ON 02/27/12 IN INSTRUMENT NO. 20120227-0016502, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 1600 17TH AVE N, NASHVILLE, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Witness my/our hand(s) this 27th day of February, 2013.

WILLIAM D. RUCKER

BETTY J. RUCKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, WILLIAM D. RUCKER and BETTYE J. RUCKER, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2013.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY