BILL GARRETT, Davidson County
Trans:T20130021420 DEEDWARR
Recvd: 03/15/13 11:46 2 pgs
Fees:13.00 Taxes:831.39
20130315-0026029

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of March, 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAREN L. TRUSTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 08-23-2016

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray A. Rutherford and Margaret A. Rutherford	Avenue Bank	126160/a39800CO
(NAME)	(NAME)	
1629 Harpeth Run Drive	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN, 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Ryan J. Coon and Sarah J. Coon formerly Sara J. Ploehn**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ray A. Rutherford and Margaret A. Rutherford, husband and wife**, 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 Lot No. 531, on the Plan of Parkview at Riverwalk, Phase 1, of record in Instrument No. 20050215-0016985, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ryan J. Coon, unmarried, and Sarah J. Ploehn, unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Rochford Realty and Construction Co., Inc., a Tennessee Corporation dated November 7, 2006 of record in Instrument No. 20061117-0142697, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1629 Harpeth Run Drive, Nashville, TN 37221

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, has 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 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 our hands this **11th** day of **March, 2013**

Ryan J. Coon

Sarah J. Coon

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Ryan J. Coon and Sarah J. Coon**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **11th** day of **March, 2013**

Notary Public

My commission expires: _____

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
26722 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122