BILL GARRETT, Davidson County
Trans:T20130036198 DEEDWARR
Recvd: 05/01/13 15:09 2 pgs
Fees:13.00 Taxes:614.20

20130501-0043859

Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 150
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $166,000.00

Affiant

Subscribed and sworn to before me, this 29th day of April, 2013.

Notary Public
My commission expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC

10-1304-102029

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Russell Rutledge | Gardner Financial Services Ltd. | 161-06-0-A- |
| 1059 Ashmore Drive | 1635 NE Loop 410, Suite 700 | 071.00-CO |
| Nashville TN 37211 | San Antonio, TX 78209 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nicholas Bruce, an unmarried man,** hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to **Russell Rutledge and wife, Cynthia Rutledge**, hereinafter called the Grantees, their successors 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 Unit No. 71, on the Plan of Oakhill Townhomes, Phase 2, Lot 2, as shown as Exhibit "A-1" to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions, Restrictions of record in Instrument No. 20080325-0030014, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicholas Bruce, an unmarried man by deed from Centex Homes, a Nevada general partnership, dated October 14, 2008, recorded October 22, 1988, of record in Instrument No. 20081022-0105930, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

**This property is improved property known as 1059 Ashmore Drive, Nashville, TN 37211**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 26 day of April, 2013.

Nicholas Bruce by David P. Miller His Attorney in Fact

Nicholas Bruce
By David P. Miller
His Attorney in Fact

STATE OF Tennessee
COUNTY OF Maury

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David P. Miller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Nicholas Bruce and that he is authorized by Nicholas Bruce to execute this instrument on his behalf. (Power of Attorney of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee) #20130501 0043858

Witness my hand and official seal at Spring Hill, Tennessee this 26 day of April, 2013.

Shannon C. Sylvester
Notary Public – Shannon C. Sylvester

My commission expires: July 22, 2014

SHANNON C. SYLVESTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-22-2014