BILL GARRETT, Davidson County
Trans:T20130042225 DEEDWARR
Recvd: 05/21/13 10:21 2 pgs
Fees:13.00 Taxes:270.10
20130521-0051066

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $73,000.00

Affiant

Subscribed and sworn to before me, this 10th day of May, 2013.

Notary Public

My commission expires: 9.21.15

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 9-21-2015

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
NINE MILE HILL INVESTORS LLC	**CASH** / New Owner	072100237 00
1315 MONETTA AVE	Same	
NASHVILLE, TN 37216		

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,

TOD R. BUSHMAN and ROSANNE TENAGLIA-BUSHMAN, HUSBAND AND WIFE

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

NINE MILE HILL INVESTORS 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 a lot or parcel of land. in the 11th, formerly 18th Civil District of Davidson County, Tennessee, being the easterly part of Lot No. 20 on the Map of E. B. Rucker's Subdivision of Litton Property, not of record, described as follows:

Beginning at a point in the northerly margin of Monette. Street 200 feet west of the northwest corner of Monetta Street and Scott Avenue, the southwest corner of the property conveyed to Mary L. Jeffries by deed from Ruby Chaffin and husband, of record in Book 1031, page 599, Register's Office for Davidson County, Tennessee; thence northwardly passing Mary L. Jeffries; northwest corner, 220 feet, more or less, to a point, the southeast corner of the property conveyed to E. B. Rucker by deed fro E. P. Trotter and wife of record in Book 936, page 238, said Register's Office: thence westwardly with Rucker's south line 50 feet, more or less, to a point, the northeast corner of the property conveyed to Mrs. Marguerite Elva Frazier by deed from E. Rucker and wife, of record in Book 667, page 213, said Register's Office; thence southwardly with Mrs. Frazier's easterly line 220 feet, more or less, to a point; in the north margin of Monetta Street, the southeast corner of the Frazier lot; thence eastwardly with the margin of Monetta Street, 50 feet, more or less, to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO TOD R. BUSHMAN and ROSANNE TENAGLIA-BUSHMAN, HUSBAND AND WIFE, BY WARRANTY DEED FROM MACK RHEA AND PAULA RHEA, HUSBAND AND WIFE DATED 05/04/2007 RECORDED ON 05/09/2007 IN INSTRUMENT NO. 20070509-0055817 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 1315 MONETTA AVE, NASHVILLE, TN 37216.

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 10th day of May, 2013.

Tod R. Bushman
TOD R. BUSHMAN

Rosanne Tenaglia Bushman
ROSANNE TENAGLIA-BUSHMAN,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, TOD R. BUSHMAN and ROSANNE TENAGLIA-BUSHMAN,, 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 10th day of May, 2013.

Notary Public

My Commission Expires: 1/26/16

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