This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Haley Stewart
704 Kendall Drive
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
MIG
8320 E Walker Springs Lane #200
Knoxville, TN 37923

MAP 103-06
GROUP
PARCEL 199.00

BILL GARRETT, Davidson County
Trans:T20130046436 DEEDWARR
Recvd: 06/04/13 12:12 3 pgs
Fees:18.00 Taxes:1202.50
20130604-0056343

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James Michael Rutherford and wife, Tamara Rutherford,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Haley Stewart**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit: UNMARRIED

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Brookside Court, Addition No. 3, of record in Plat Book 1835, page 107, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Michael Rutherford and wife, Tamara Rutherford by deed dated November 27, 2002 from Edward Vantrease Leigh, unmarried of record in Instrument no. 20021204-0149081, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **704 Kendall Drive, Nashville, Tennessee 37209.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **24th** day of **May, 2013.**

James Michael Rutherford

Tamara Rutherford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James Michael Rutherford and wife, Tamara Rutherford**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of May, 2013.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $325,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of May, 2013.

NOTARY PUBLIC

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

My Commission Expires: