BILL GARRETT, Davidson County
Trans:T20130048329 DEEDWARR
Recvd: 06/10/13 14:47 2 pgs
Fees:13.00 Taxes:259.00

20130610-0058844

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Affiant

Subscribed and sworn to before me this 7th day of June, 2013.

Notary Public:

My Commission Expires: 3/14/15

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Brian Hughes 266 Timmons Avenue Nashville, TN 37211	New Owner	11914007400

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brian Rush, unmarried** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brian Hughes**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee being Lot no. 34, Block "A", on the Plan of Woodbine Courts of record in Book 1130, Page 39, Register's Office of said County, to which reference s hereby made for a more particular description.

Being the same property conveyed to Brian Rush from Edith M. Hinkle, unmarried by Warranty Deed dated October 20, 2009, recorded in Instrument No. 20091022-0097866, Register Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2013 and subsequent years.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: **3000 Simmons Avenue, 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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 7th day of June, 2013.

Brian Rush

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Brian Rush , the bargainor(s), 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 and official seal, this 7th day of June, 2013.

Commission Expires: 5/4/15

JANIS L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public:

This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075