Prepared by:
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BILL GARRETT, Davidson County
Trans:T20130077832 DEEDWARR
Recvd: 09/09/13 11:24 2 pgs
Fees:13.00 Taxes:1254.30

20130909-0094857

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $339,000.00

Affiant

Subscribed and sworn to before me, this 6th day of September 2013

Notary Public
My commission expires: 11-3-15

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew Bush	Farmington Financial Group	15400013300
8641 Griffith Road	2002 Richard Jones Rd. S-300A	
Nashville TN 37221	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Phillipa J. Lavacot an unmarried person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Andrew Bush and wife Courtney Bush hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2 on the plan of Poplar Creek Highland, as of record in Book 6200, page 627, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Phillipa J. Lavacot by deed from Michael S. Higgins and Jennifer A. Pietenpol of record in Book 11309, page 771, dated 01/15/1999, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Poplar Creek Highland of record in Book 6200 Page 627, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 7407, page 199, Register's Office for Davidson County, Tennessee 4) Easement of record in Book 11050 Page 440

This property is improved property known as 8641 Griffith Road, Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 6th day of September, 2013.

Phillipa J. Lavacot

Phillipa J. Lavacot

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillipa J. Lavacot, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 6th day of September, 2013.

Notary Public

My Commission expires: 2/23/15

AMY CROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 07876