BILL GARRETT, Davidson County
Trans:T20130083221 DEEDWARR
Recvd: 09/26/13 10:50 2 pgs
Fees:13.00 Taxes:573.50
20130926-0101075

This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 20 day of September , A.D., 20 13 , by and between

Christopher L. Ford An unmarried person

First Parties, and

Gregory Rucker and wife, Renalla Rucker

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LOT NUMBER 54, ON THE PLAN OF HAMPTON PARK (FORMERLY CHITWOOD DOWNS, A PLANNED UNIT DEVELOPMENT), AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 405, AS AMENDED IN BOOK 6900, PAGE 550 THROUGH 552, AND CORRECTED IN BOOK 7462, PAGE 445 AND BOOK 8110, PAGE 401, AMENDED IN BOOK 8181, PAGE 112, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER L. FORD, BY SPECIAL WARRANTY DEED FROM SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, RECORDED ON AUGUST 25, 2004, OF RECORD IN INSTRUMENT NO. 20040825-0102561, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
Gregory Rucker
668 Granwood Blvd
Old Hickory, TN 37138

RESPONSIBLE TAXPAYER:
Pinnacle Bank
150 3rd Ave., South, Suite 900
Nashville, TN 37201

CLT # 06310A0470000

MR-PA-240668

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Christopher L- Ford × _____

Christopher L. Ford

✓STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Christopher L. Ford An unmarried person, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of April.

✓ Cort Hosch-Cerny Notary Public

My Commission Expires: 3/3/2014

CORTINA HOSCH-CERNY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 155,000.00. Affiant _____.

Subscribed and sworn to before me this 20th day of September, 20 13.

My Commission Expires: _____

3/14/16

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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