WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/21/2014
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130083644 DEEDWARR
Recvd: 09/27/13 09:46 2 pgs
Fees:13.00 Taxes:1720.50
20130927-0101603

TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Frederick May	First Financial Services	06205004100
(NAME) 2409 Pennington Bend Road	(NAME) 6230 Fairview Rd #450	06205004000
(ADDRESS) Nashville, TN 37214	(ADDRESS) Charlotte NC 28210	06205004300
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20131454

For and 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 acknowledged, **WE, KANDIES L. RUST AND WIFE, CATHERINE A. RUST**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **PAUL FREDERICK MAY AND HELEN V. MAY, HUSBAND AND WIFE**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

TRACT NO. 1:
BEING the Northerly half of Lot No. 69, all of Lot No. 70 and the Southerly 1-1/2 feet of Lot No. 71 on the plan of River View Subdivision, as of record in Book 547, pages 93, 94 and 95, Register's Office for Davidson County, Tennessee, described together as follows: BEGINNING on the Westerly margin of River View Avenue at the Southeast corner of the property conveyed to Lowell F. Walker and wife, by deed from Ralph Friedman, of record in Book 1642, page 408, said Register's Office; thence with Walker's Southerly line Westwardly 210 feet to the low water mark of the Cumberland River; thence with said low water mark, Southwardly 76-1/2 feet to the Northwest corner of the property conveyed to H.B. Bright, Jr. and wife, by deed from Julian Silverfield, et al, of record in Book 16338, page 529, said Register's Office; thence with Brights Northerly line, Eastwardly 211-1/2 feet, more or less, to the Westerly margin of River View Avenue; thence with said Avenue Northwardly 76-1/2 feet to the beginning.

INCLUDED in the above described Tract No. 1 but EXCLUDED therefrom, is that part of said property conveyed to the United States of America, by deed from Margaret Elizabeth Skidmore Satterfield of record in Book 2202, page 620, Register's Office for said County.

TRACT NO. 2:
BEING Lot No. 2 of the Davis Property Resubdivision of Tracts One and Two of the Riverview Subdivision, as shown of record as Instrument No. 20020403-0040549, and revised in Instrument 20020412-0045705, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said property.

TRACT NO. 3:
BEING Lot No. 1 of the Davis Property Resubdivision of Tracts One and Two of the Riverview Subdivision, as shown of record as Instrument No. 20020403-0040549, and revised in Instrument 20020412-0045705, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said property.

Tract Nos. 1, 2 and 3 BEING the same property conveyed to Kandies L. Rust and Catherine A. Rust by Warranty Deed from Charles Roy Davis and wife, Emily Sue Davis, as Trustees of the Davis Family Living Trust, dated September 29, 2003 and filed of record in Instrument 20031002-0145681, as corrected in Instrument 20040514-0056781, Register's Office for Davidson County, Tennessee. (See also Quitclaim Deed from Roy Davis to Kandies L. Rust and wife, Catherine A. Rust as to Tract No. 3, dated September 12, 2006 and filed of record in Instrument 20061003-0122283, Register's Office for said County)

This conveyance is made Subject to easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat of record in Instrument 20020412-0045705, Register's Office for said County. (Tracts 2 and 3); Agreement for Dedication of Easement for Sewer Pumps, Service lines, Ingress/egress purposes and appurtenances of record in Book 11314, page 666, Register's Office for said County (Tracts 2 and 3); and Subject to an easement granted to the USA granting the right to flood as may be necessary in connection with the operation of the Cheatham Lock and Dam Project of the Cumberland River, as set out in Book 9354, page 667, Book 5220, page 732, and Book 4639, page 242, Register's Office for said County (Tract 2)

unimproved ☐

This is improved ☒ property, known as 2409; 2409 B; 2407 Pennington Bend Rd., Nashville, TN 37214

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 is 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 18th day of September, 2013.

Kandies L. Rust

Catherine A. Rust

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Kandies L. Rust and Catherine A. Rust, the bargainor(s), 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 and official seal this 18th day of September, 2013.

Commission expires: 4/19/17

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public