Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20130090940 DEEDWARR
Recvd: 10/23/13 09:14 2 pgs
Fees:13.00 Taxes:344.10
20131023-0110300

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1165**

WARRANTY DEED

THIS INDENTURE, made and entered into this **10/18/2013,** by and between **Benjie P Rust, an unmarried individual,** parties of the first part, and **Gregory A. Page, unmarried,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Unit No 9 on the Plan of Rutledge House Condominiums of record in Book 6200, Page 318, amended in Book 11700, page 26, Register's Office for said County, to which plan reference is hereby made for a more complete legal description..

Being the same property conveyed to Benjie P Rust by deed dated February 16, 2001 from Rutledge House, Ltd, a Tennessee limited partnership of record as Instrument No 200102270018222, said Register's Office.

This conveyance is made subject to:

Parcel ID # **93-11C-9CO**
☒ Improved OR
☐ Unimproved property located at: **604 2nd Avenue South, Nashville, TN 37210**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Benjie P Rust

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Benjie P Rust** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 18th day of October, 2013..

Notary Public

My Commission Expires: 5/5/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

Owner's Name: **Gregory A. Page**

and Address: **604 2nd Avenue South, Nashville, TN 37210**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
SWBC Mortgage Corporation
9311 San Pedro Ave., Ste. 100
San Antonio, TX 78216

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$93,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 18th day of October, 2013..

Notary Public

My Commission Expires: 1/9/14

MELANIE D. DURARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires: January 19, 2014