BILL GARRETT, Davidson County
Trans:T20130098117 DEEDWARR
Recvd: 11/19/13 09:09 2 pgs
Fees:13.00 Taxes:406.63

20131119-0119038

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$109,900.00
Tabatha Collins
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF November, 2013.
Susan Lansley Newton
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tabatha Collins 310 Gates Road Goodlettsville, TN 37072		Map 034.05-0-019.00

For and in 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 Catherine A. Rust, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Tabatha Collins, a single woman

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:

Land in Davidson County, Tennessee, being Lot No. 12 on the plan of Gatewood, Section 1, as shown by plat of record in Plat Book 3300, Page 47-52, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kandies L. Rust and Katherine A. Rust, husband and wife by Deed from Julie D. Alexander, married dated 12/28/2007 of record in Instrument Number 20080103-0000744, Register's Office for Davidson County, Tennessee. Catherine A Rusts' name was inadvertently misspelled in the Deed. Katherine A. Rust and Catherine A. Rust are one and the same.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 3300, Page 47, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 3370, Page 121, Register's Office for Davidson County, Tennessee.
5) Property is subject to Electrical/Gas/Water Utility Easement of record in Book 3398, Page 438, Register's Office for Davidson County, Tennessee.
6) Property is subject to any and all restrictions, easements, and conditions of record.

This is improved property known as: **310 Gates Road, Goodlettsville, TN 37072**
(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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this 12 day of November, 2013.

Kandies L. Rust
Kandies L. Rust

Catherine A. Rust
Catherine A. Rust

KASSIDY E. REINERT
Notary Public - Arizona
Yuma County
My Commission Expires
May 18, 2017

STATE OF Arizona
COUNTY OF Yuma

Personally appeared before me, Kandies L. Rust and Catherine A. Rust, with whom I am personally acquainted, (or who 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, at office, this 12th day of November, 2013.

NOTARY PUBLIC

My Commission Expires: 5-18-2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076