BILL GARRETT, Davidson County
Trans:T20130101134 DEEDWARR
Recvd: 12/02/13 15:50 2 pgs
Fees:13.00 Taxes:1716.80

20131202-0122655

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 1[illegible]
Brentwood, TN 37[illegible]

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $464,000.00

Kristin Booth
Affiant

Subscribed and sworn to before me, this 27TH day of November, 2013.

Notary Public
My commission expires: 7-3-17

02-1310-48796

Address of New Owner:	Send Tax Bills to:	Tax Information
William Hale 113 Scott Ave Nashville TN 37206	REGIONS MORTGAGE 2050 PARKWAY OFFICE CIRCLE BIRMINGHAM, AL 35244	083-06-0281.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Judith Ruskin, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William Hale and wife, Katherine Hale, hereinafter called the Grantees, their successors 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. 10-A on the Plan of Beaumont Place, of record in Plat Book 332, Page 38, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Also conveyed is that one-half portion of Alley No. 750 abutting said property. Said Alley having been closed, vacated and abandoned by Metropolitan Government of Nashville and Davidson County, Tennessee by Ordinance No. 71-1381, dated April 15, 1971. Any easements for said alley property are still in effect.

Being the same property conveyed to Judith Ruskin by deed from James T. Brooks and wife, Margaret Rebecca Brooks, dated 01/27/05 of record in Instrument No. 20050128-0010540, Register's Office for Davidson County, Tennessee.

This instrument is executed by Jennifer Sheppard, Conservator, pursuant to Court Order, Docket# 11P1553, Probate Court of Davidson County, TN.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 113 Scott Ave, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 27th day of November, 2013.

Judith Ruskin by Jennifer Sheppard, Conservator
Pursuant to Court Order, Docket# 11P1553, Probate
Court of Davidson County, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jennifer Sheppard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Judith Ruskin, and who acknowledged that she executed the same as the free act and deed of said Judith Ruskin, pursuant to Court Order, Docket # 11P1553, Probate Court of Davidson County, TN.

WITNESS my hand, in Brentwood, TN, this 27th day of November, 2013.

Notary Public

My commission expires: 10/18/16

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON