BILL GARRETT, Davidson County
Trans:T20130102018 DEEDWARR
Recvd: 12/04/13 15:15 2 pgs
Fees:13.00 Taxes:541.68
20131204-0123717

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #13-1450

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jessie Rucker, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeannette Vercellino, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

A tract of land in the 2nd Civil District of Davidson County, Tennessee being Lot No. 1 on the Plan of Jesse Atkins Subdivision of record in Book 5210, page 250, Register's Office for Davidson County, Tennessee.

This said tract of land fronts 279.27 feet on the Northerly side of Pettus Road extends back 293.50 feet on its easterly side, 285.47 feet on its westerly line and 301.02 feet on its rear line. The said tract contains 2.0 acres more or less in accordance with a survey prepared by Raymond E. Binkley.

Being the same property conveyed to Jessie Rucker by deed from Bobby Gene Lanford, Administrator of The Estate of Glancie Mae Lanford dated December 29, 2010, of record as Inst. No. 20110103-0000388, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5610 Pettus Road, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of November, 2013.

Jessie Rucker

Jessie Rucker

State of Tennessee)
County of Davidson)

On this 27th day of November, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jessie Rucker, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 146,400.00.

X Jessie Rucker
Affiant

Sworn and subscribed before me on this the 27th day of November, 2013.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Jeannette Vercellino 5610 Pettus Road Antioch, TN 37013	New Owner	173-138