This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 118080
PARCEL: 01400

New Owners Address & Send Tax Bills to:
Michael Wayne Rutledge
1678 Sunset Road
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140019142 DEEDWARR
Recvd: 03/21/14 14:26 2 pgs
Fees:13.00 Taxes:148.00
20140321-0023552

WARRANTY DEED

THIS INDENTURE, made this 18th day of March, 2014 between

Benjamin L. Waller and Shirley N. Waller

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Michael Wayne Rutledge

of Willamson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Robertson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Map of Grandview Heights, as of record in Book 161, Pages 11 and 15, Register's Office for Davidson County, Tennessee, described as follows:

Said lot No. 59 fronts 50 feet on the Easterly side of Eugenia Avenue and runs back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Benjamin L. Waller and wife, Shirley N. Waller by Warranty Deed dated 5/8/92 from Billie Dean Davis, Marvin Lee Gleaves, Jr. and Barbara Lillian White, devisees under the Last Will and Testament of Edna Bell Gleaves, and Billie Dean Davis, Substitute or Successor Executrix under the Land Will and Testament of Edna Bell Gleaves of record in Book 8624, Page 188, Register's Office for Davidson County, Tennessee.

This is ( ) improved (X) unimproved property known as: 2312 Eugenia Avenue, Nashville, TN 37211.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances

except the 2014 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Benjamin L. Waller **Shirley N. Waller**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Benjamin L. Waller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 18th day of March, 2014.

Notary Public My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Shirley N. Waller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Brentwood, Tennessee on this the 13th day of March, 2014.

Notary Public My Commission Expires: 12-6-2016

TAMMIE BRACE-HUMPHREED NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $40,000.00.

Affiant

Sworn to and subscribed before me, this 18th day of March, 2014.

Notary Public My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY