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

39-B
File #14-1076

BILL GARRETT, Davidson County
Trans:T20140026866 DEEDWARR
Recvd: 04/21/14 15:23 2 pgs
Fees:13.00 Taxes:588.30
20140421-0033191

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 **Jeremy Rochford and wife, Charity Rochford**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephanie A. Brush and Ryan O. Brush, wife and husband**, 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:

Being Lot No. 74, on the Plan of Donelson Heights, of record in Plat Book 1424, Page 35, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy Rochford and wife, Charity Rochford, by deed from 54 Music Square West, LLC, in the amount of $144,900.00, dated September 3, 2008, of record as Instrument No. 20080904-0090641, 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: 2825 Hastings Road, Nashville, TN, 37214.

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 11th day of April, 2014.

Jeremy Rochford

Charity Rochford

State of Tennessee)
County of Davidson)

On this 11th day of April, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jeremy Rochford and Charity Rochford, 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: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
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: $ 159,000.00.

Affiant

Sworn and subscribed before me on this the 11th day of April, 2014.

Notary Public

My Commission Expires: 9/21/15

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NEW OWNER:
Stephanie A. Brush
2825 Hastings Road
Nashville, TN 37214

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
96-6-63