BILL GARRETT, Davidson County
Trans:T20140029578 DEEDWARR
Recvd: 04/30/14 15:11 2 pgs
Fees:13.00 Taxes:668.22
20140430-0036437

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 2014.

Notary Public
MY COMMISSION EXPIRES: 3-20-18
File No. G14-8732D

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ross A. Bryant (NAME)	Castle Rock Mortgage LLC (NAME)	62-2-B-125CO
3352 Cain Harbor Drive (STREET ADDRESS)	120 Center Pointe Drive Suite 4 (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Clarksville TN 37040 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Amanda Lenae Stockdale Rushing, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ross A. Bryant,** 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. 58 on the plan of ABBINTON PARK, PHASE ONE, SECTION 3, 1ST AMENDMENT, as shown by plat of record in Instrument No. 20040728-0090230, 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 Amanda Lenae Stockdale (Unmarried) from Jennifer B. Dunlap and Marcus M. Dunlap, wife and husband, by Deed dated October 29, 2007, as Instrument No. 20071030-0127821, in the Register's Office for Davidson County, Tennessee.

Amanda Lenae Stockdale is now married and known as Amanda Lenae Stockdale Rushing.
Brianne Rushing joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly her marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20030213-0020075 and Instrument No. 20040518-0058461, and in any allied instrument(s) referred to in said restrictions.

4. Charter of Homeowner's Association of record in Instrument No. 20030303-0027405, Register's Office for Davidson County, Tennessee.
5. Bylaws of record in Instrument No. 20030303-0027406, Register's Office for Davidson County, Tennessee.
6. Common Area conveyed to Homeowner's Association of record in Instrument No. 20040407-0039568, Instrument No. 20040415-0042646, Instrument No. 20050201-0011847, Instrument No. 20050201-0011848, Instrument No. 20060202-0012845, and Instrument No. 20081023-0106257, Register's Office for Davidson County, Tennessee.
7. Storm Water Detention Agreement as recorded in Instrument No. 20030109-0004246, Register's Office for Davidson County, Tennessee.
8. Easement for sanitary sewers as recorded in Book 8377, page 820, Register's Office for Davidson County, Tennessee.
9. Transmission Line Easement as recorded in Book 1163, page 341, Register's Office for Davidson County, Tennessee.
10. Warranty Deed for Flowage Easement as recorded in Book 2242, page 513, Register's Office for Davidson County, Tennessee.
11. Restriction for Green Space as recorded in Instrument No. 20010402-0031520, Register's Office for Davidson County, Tennessee.
12. Access to sewer lines of record in Instrument No. 20000720-0071648, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3352 Cain Harbor Drive, 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 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. Whenever 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/our hand(s) this 28th day of April, 2014.

Amanda Lenae Stockdale Rushing — April 28, 2014
Amanda Lenae Stockdale Rushing — Date

Brianne Rushing — April 28, 2014
Brianne Rushing — Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Amanda Lenae Stockdale Rushing and Brianne Rushing, the bargainor(s), with whom I am personally acquainted or 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 and official seal, this 28th day of April, 2014.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066