BILL GARRETT, Davidson County
Trans:T20140033951 DEEDWARR
Recvd: 05/15/14 13:00 2 pgs
Fees:13.00 Taxes:795.50

20140515-0041822

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this 14th day of May, 2014.

Notary Public
My commission expires: April 12, 2015

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

02-1404-48953

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert Kearns 907 Chadwell Dr. Madison TN 37115	New Owner	051-03-0167.00

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, Arthur R. Cushman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert Kearns, 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. 159, on the Plan of Section Two, Pleasant Acres, of record in Plat Book 2133, Page 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Arthur R. Cushman, married, by deed from Charles R. Ogle and wife, Barbara L. Ogle, dated August 16, 2002, recorded August 27, 2002, of record in Instrument No. 20020827-0103593, Register's Office for Davidson County, Tennessee.

Carolyne Cushman, wife of Arthur R. Cushman, joins in signing this instrument to convey any interest she may have in the subject property.

This conveyance is 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 907 Chadwell Dr., Madison, TN 37115

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 6th day of May, 2014.

Arthur R. Cushman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Arthur R. Cushman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this ~~14th~~ 6th day of May, 2014.

State of Tennessee at Large

My Commission expires: 7-6-15

CHRISTY RAWLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS my hand this 6th day of May, 2014.

Carolyne Cushman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carolyne Cushman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this ~~14th~~ 6th day of May, 2014.

State of Tennessee at Large

My Commission expires: 7-6-15

CHRISTY RAWLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY