BILL GARRETT, Davidson County
Trans:T20140067240 DEEDWARR
Recvd: 09/10/14 08:57 2 pgs
Fees:13.00 Taxes:540.94
20140910-0082703

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0780

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of September, 2014

Notary Public
Commission Expires: _____

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-18-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Susan H. Bushong 1715 Marsden Avenue Nashville, TN 37216	CMG Mortgage, Inc. 3160 Crow Canyon Rd., Ste. 400 San Ramon, CA 94583	072-12-0-070.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Eugene James Flowers, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Susan H. Bushong and Michael H. Walton, wife and husband

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 the East 19.5 feet of Lot No. 151 and the West 42 feet of Lot No. 152, on the map of Riverside Drive Subdivision, as of record in Book 974, Pages 60 and 61, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 61.5 feet on the north side of Marsden Avenue and run back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to James W. Flowers and wife, Genevieve Z. Flowers by Warranty Deed from Mary Margaret Church, unmarried, dated 10/18/51 and recorded 10/19/51 in Book 2025, Page 75, Register's Office for Davidson County, Tennessee. James W. Flowers having predeceased Genevieve Z. Flowers. Genevieve Z. Flowers having since died on February 15, 1984. Subject property was devised soley to Eugene James Flowers per the Last Will and Testament of Genevieve Z. Flowers, Probate Court for Davidson County, Tennessee, Probate No. 74530.

Subject property is not the principal residence of Grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1715 Marsden Avenue, Nashville, TN 37216.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of September, 2014.

Eugene James Flowers

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eugene James Flowers** 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 at Brentwood, Tennessee this 5th day of September, 2014.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/24/17