WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140090855 DEEDWARR
Recvd: 12/04/14 11:10 2 pgs
Fees:13.00 Taxes:240.50
20141204-0111184

G-VRES-14-2620

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
CAROLINE CHEROTICH RUTO	**NEW OWNER**	
(NAME)	(NAME)	**081-06-0-170.00**
P.O. Box 281405		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37228		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SYLVIA WILSON, UNMARRIED AND LOUISE MANNING, UNMARRIED** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CAROLINE CHEROTICH RUTO, MARRIED** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 9 on the Map of J. Mat Williams Subdivision of Lot No. 8 of the Harding Bosley Tract of record in Plat Book 332, Page 54, in the Register's Office for Davidson County, Tennessee, and being a part of an unencumbered tract marked "Carney" and the West 1/2 of the South part of an unnamed street shown on the plan of Cumberland Gardens, as of record in Book 2900, page 3 and 4, said Register's Office and described as follows:

Beginning at a concrete monument in the north margin of Buchanan Street at the southeast corner of Lot No. 1 of west Cumberland Gardens Subdivision above referred to; thence along the east line of Lot No. 1, northerly 150 feet to a concrete monument in the south line of Lot No. 112 on the Map of Section II, Cumberland Gardens, as of record in Book 2854, page 92, said Register's Office; thence along the south line of Lots Nos. 112 and 111 on said Plan, easterly parallel to Buchanan Street, 95 feet to a point in the center line of a 40 foot unnamed street which was closed by instrument, of record in Book 3035, page 143, said Register's Office; thence along the center line of said Street as closed southerly 150 feet to the north margin of Buchanan Street; thence with the margin of the same westerly 95 feet to the point of beginning.

Being the same property conveyed to Sylvia Elaine Wilson and Louise Manning, as to a life estate by Quitclaim deed from Sylvester Harold Wilson and wife, Betty Wilson of record in Book 9371, page 313, Register's Office for Davidson County, Tennessee, dated June 7, 1994 and recorded on June 7, 1994.

This conveyance is subject to:
- Taxes for the year 2014 a lien, due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 54, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 3 and 4, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2620 Buchanan Street , Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 3rd DAY OF DECEMBER, 2014.

Sylvia Wilson

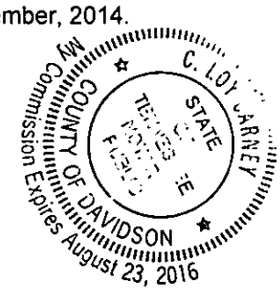
Louise Manning

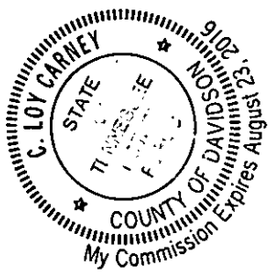
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SYLVIA WILSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of December, 2014.

Notary Public
My Commission Expires: _____
(SEAL)



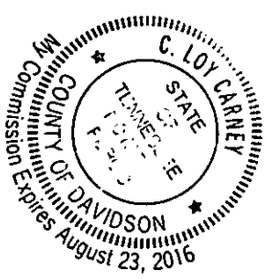


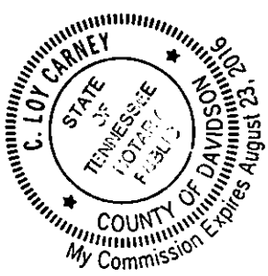
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOUISE MANNING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of December, 2014.

Notary Public
My Commission Expires: _____
(SEAL)





RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212