WARRANTY DEED

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Troy Rush
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2014.

Marilyn C. Newman
Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Troy Rush	**Farmington Mortgage**	085-14-0 033.00
(NAME)	(NAME)	
209 Walcott Drive	2002 Richard Jones Road, Suite 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140092700 DEEDWARR
Recvd: 12/11/14 10:58 2 pgs
Fees:13.00 Taxes:614.20
20141211-0113447

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Tracy D. Smartt, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Troy Rush, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land Davidson County, Tennessee, being Lot No. 30, on the plan of Section One, Stanford Country Club Estates, as shown on plat of record in Plan Book 2900, Page 50, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tracy D. Smartt and Amy Smartt, husband and wife by Quit Claim Deed dated 01/11/2012 from Tracy D. Smartt, married of record in Instrument 201201200005536, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Tracy D. Smartt, a married man by Quit Claim Deed dated 12/07/2012 from Amy Smartt, a married woman of record in Instrument 201301030000515, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plan Book 2900, Page 50, said Register's Office.

Restrictive Covenants of record in Book 2993, Page 109, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5166, Page 778, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 209 Walcott Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 10 day of Dec, 2014

Tracy D Smartt
By: Kelley Smartt, His Attorney in Fact

State of TN
County of Wilson

On this 10th day of December, 2014, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Kelley Smartt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Tracy Smartt, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20141211-0113446, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal the 10th day of December, 2014

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122