WARRANTY DEED VB2014 0194	OATH OF CONSIDERATION:
BILL GARRETT, Davidson County Trans:T20140093892 DEEDWARR Recvd: 12/16/14 10:11 2 pgs Fees:13.00 Taxes:399.60 20141216-0114816	SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $108,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 12th DAY OF DECEMBER, 2014. NOTARY PUBLIC MY COMMISSION EXPIRES: 3-24-17

THIS INSTRUMENT PREPARED BY:
VANDYBINE TITLE & ESCROW, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Charles Walker **424 Rosedale Ave.** **Nashville, TN 37211**	**Same**	**118 04 0 061.00,**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Michael W. Rutledge and wife, Sharon Rutledge, *(hereinafter called the "Grantors")*, have this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Charles Walker, *(hereinafter called "Grantee")*, 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 17 on the Map of John H. Canaday's Subdivision of West Lawn of record in Book 332, Page 90, Register's Office for Davidson County, Tennessee.

Said Lot No 17 fronts 60 feet on the northerly side of Rosedale Avenue and extends back between parallel lines 200 feet to an alley.

Being the same property conveyed to Michael W. Rutledge and wife, Sharon Rutledge, by Quitclaim Deed from Timothy A. James and wife, Alice D. James, dated November 5th, 2008, recorded on June 22nd, 2009, in Instrument No. 20090622-0057657, said Register's Office for said County.

The above-described property is improved property known as **424 Rosedale Avenue, Nashville, TN 37211**

THIS CONVEYANCE IS SUBJECT TO:
(1) 2014 Current year's property taxes which have been prorated
(2) All restrictions of record;
(3) All easements of record;
(4) All matters appearing on the plan of record in Plat Book 332, Page 90;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free,

clear and unencumbered except as aforesaid; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantors" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12th day of December, 2014.

GRANTORS:

Michael W. Rutledge

Sharon Rutledge

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Michael W. Rutledge and Sharon Rutledge, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 12th day of December, 2014.

Notary Public
My Comm. Exp.: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.