

STATE OF TENNESSEE 19394
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February, 2015

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: David A. Williams	Send Tax Bills To:
(Name) 415 McDonald Drive	(Name) NEW OWNER
(Street Address or Route Number) Nashville, TN 37217	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20150013459 DEEDWARR
Recvd: 02/24/15 14:02 2 pgs
Fees:13.00 Taxes:40.70
20150224-0015844

Map-Parcel Number(s): 119010164.00

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, Lloyd Richard Rushford, married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David A. Williams and wife, Barbara K. Williams 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 a part of Lot No. 199 on the Plan of Overhill City and W. H. Fox's Subdivision of Lots Nos. 14, 15, 16, 20, 29 and 30, Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Dortch Avenue, at the northwest corner of the property conveyed to the State of Tennessee by deed of record in Book 4367, page 640; thence with said Avenue, North 6 deg. 08 min. east 20 feet to a point, the northwesterly corner of Lot No. 199 on said plan; thence with the same, South 84 deg. 35 min. East 150 feet to a point in the westerly margin of an alley; thence with the same, South 6 deg. 08 min. West 11 feet to the northerly margin of the property conveyed to the State of Tennessee above referred to; thence with the same, South 80 deg. 53 min. West 125.9 feet to a point; thence North 6 deg. 09 min. east 222.2 feet to a point; thence North 83 deg. 45 min. West 30 feet to the point of beginning.

INCLUDED IN THIS CONVEYANCE is a 1070 12' x 50' Wheeler Mobile Home, Serial No. 5210104.

BEING the same property conveyed to Lloyd Richard Rushford by deed from Robert L. Rushford and Teresa J. Story, joint tenants with right of survivorship, filed of record in Instrument No. 20061017-0128993, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

The above described property has not been used as a residence by the Grantor.

This is improved property known as 2216 Dortch Avenue, Nashville, TN 37211.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 20th day of February, 2015.

Seller _____
Lloyd Richard Rushford

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Lloyd Richard Rushford, the bargainor(s), 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 Nashville, Tennessee, this 20th day of February, 2015.

My commission expires 3/ 6/2018.

_____
Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-6-2018