Davidson County DEEDWARR
Recvd: 03/09/15 07:54 2 pgs
Fees:13.00 Taxes:432.90
20150309-0019648

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 4th day of March, 2015, by and between Andrea Wilkerson, unmarried, party of the first part, and Elliott Rushing and Kesha Rushing, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 125 as shown on the Plan of Sharpe and Horn's Second Subdivision of the Lindsley Property in Northeast Nashville, of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Andrea Wilkerson by virtue of that certain Warranty Deed dated December 10, 2010, at Instrument No. 20101228-0102414 in the Register's Office of Davidson County, Tennessee.

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 I do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself , my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Andrea Wilkerson

Andrea Wilkerson

STATE OF FLORIDA
COUNTY OF BROWARD

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Andrea Wilkerson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of March, 2015.

Ricardo Gutierrez
Notary Public

My Commission Expires: January 15, 2019

NOTARY PUBLIC STATE OF FLORIDA
RICARDO GUTIERREZ
MY COMMISSION # FF 192392
EXPIRES: January 25, 2019
Bonded Thru Budget Notary Services

Property Owner & Address: Elliott Rushing and Kesha Rushing
809 Evergreen Trail
Madison, TN 37115

Tax Parcel No 07115032300

Property Address: 1226 N. 2nd Street
Nashville, TN 37207

MAIL TAX BILLS TO: Owners at owner's address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $117,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 4th day of March, 2015.

Memorie White
Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Gail Hudson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Gail Hudson
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18