Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $439,900.00

Davidson County DEEDWARR
Recvd: 03/23/15 12:13 3 pgs
Fees:18.00 Taxes:1627.63
20150323-0024718

Christina Cook
Affiant

Subscribed and sworn to before me, this 20th day of March, 2015.

Notary Public
My commission expires: ~~04/17/16~~ 3/6/18

MELODY JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires MAR. 6, 2018

05-1501-66478

Address of New Owner:	Send Tax Bills to:	Tax Information
Kevin L. Kush 813 Halcyon Avenue Nashville TN 37204	Same As New Owner	118-01-0-418.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Alonzo A. Mayfield and Gloria J. Mayfield, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kevin L. Kush and Geoffrey S. Scruggs, as tenants in common, hereinafter called the Grantees, their successors 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 part of the W. D. Gale Residence Lot, not of record, described as follows:

BEGINNING at a point in the south margin of Halcyon Avenue, 75 feet easterly from the easterly margin of the 9th Avenue South, being the northeast corner of the property conveyed to George H. McCann, by deed of record in Book 647, page 618, said Register's Office; thence, along McCann's east line South 144 feet to the north margin of a proposed 10 foot alley; thence, East along said alley 75 feet to the southwest corner of the property now owned by Margery Ezell Flautt, designated as City No. 811 Halcyon Avenue; thence, North along Flautt's west line 144 feet more or less to the south margin of Halcyon Avenue; thence, West along said Avenue 75 feet to the point of BEGINNING.

Being the same property conveyed to Alonzo A. Mayfield and wife, Gloria J. Mayfield by deed from Elizabeth Copeland, dated August 5, 1970, recorded August 7, 1970, of record in Book 4437, Page 242, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Robert L. Smith, Trustee by Quitclaim Deed from Alonzo A. Mayfield, and wife, Gloria J. Mayfield and Paul L. Mayfield, an unmarried, and further conveyed to Alonzo A. Mayfield and wife, Gloria J. Mayfield and Paul L. Mayfield, an unmarried man by Quitclaim Deed from Robert L. Smith, Trustee, dated February 7, 2008, recorded February 8, 2008, of record in Instrument No. 20080208-0013339, Register's Office for Davidson County, Tennessee

Further being the same property conveyed to Alonzo A. Mayfield and Gloria J. Mayfield, husband and wife by Quitclaim Deed from Paul L. Mayfield, an unmarried man, dated January 4, 2013, recorded January 7, 2013, of record in Instrument No. 20130107-0002041, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 813 Halcyon Avenue, Nashville, TN 37204

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 20th day of March, 2015.

X _____ X _____

Alonzo A. Mayfield Gloria J. Mayfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alonzo A. Mayfield and Gloria J. Mayfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 20th day of March, 2015.

X _____

Hutch Henderson
State of Tennessee at Large

My Commission expires 04/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, _____, 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.

_____
Signature

State of Tennessee
County of Davidson

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

_____
Notary's Signature

My Commission Expires: _____

