P15-6710-BW

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May 2015 Notary Public MY COMMISSION EXPIRES: 3/25/18 (AFFIX SEAL)
Bankers Title & Escrow Corp. 5107 Maryland Way - Suite 115 Brentwood, TN 37027	

BILL GARRETT, Davidson County
Trans:T20150040407 DEEDWARR
Recvd: 05/26/15 10:34 2 pgs
Fees:13.00 Taxes:814.00
20150526-0047911

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claire A. Stone		
3268 River Walk Drive	New Owner	085120A02100CO
Nashville, TN 37214-2378		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Amy A. Bush, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Claire A. Stone, unmarried**

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 Lot No. 23 on the Plan of Rivers Edge, Section Two, Jackson Downs, Phase Two of record in Plat Book 9700, Page 414, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George W. Privett, Jr. and Martha B. Privett, husband and wife by warranty deed from Fox Ridge Homes, Inc. of record in Instrument No. 20000607-0056853 Register's Office for Davidson County, Tennessee, dated 05/26/2000 and recorded on 06/07/2000.

Being the same property conveyed to Amy A. Bush by warranty deed from George W. Privett, Jr. and Martha B. Privett, husband and wife of record in Instrument No. 20130729-0078551 Register's Office for Davidson County, Tennessee, dated 07/25/2013 and recorded on 07/29/2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3268 River Walk Drive, Nashville, TN 37214-2378.**

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 the 21st day of May, 2015.

Amy A. Bush

STATE OF California
COUNTY OF Placer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amy A. Bush** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of May, 2015.

My Commission expires: 04/21/2017

Notary Public

VICTOR D. RAMIREZ
Comm. #2021280
Notary Public - California
Placer County
Comm. Expires Apr 21, 2017