Davidson County DEEDWARR Recvd: 06/24/15 11:39 3 pgs Fees:18.00 Taxes:691.90 **20150624-0060522**	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $187,000.00. Affiant Subscribed and sworn to before me, this 19th day of June, 2015. Notary Public My commission expires: March 18, 2019

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY (Notary Stamp)

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Anthony A. Rushing & Whitney C. Rushing	**New Owner**	**Map\Parcel: 062-02-0-B-253.00CO**
4648 Cather Court		
Nashville, TN 37214		

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 ACKNOWLEDGE, WE,

Jordan L. Brooking and Leslie A. Brooking, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony A. Rushing and Whitney C. Rushing, husband and wife

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. 168 on the Plan of Final Plat Cluster Lot Development of Abbington Park Phase One - Section Five, of record in Plat at Instrument No. 20060113-005368, 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 Jordan L. Brooking and wife, Leslie A. Brooking by Warranty deed from Forrest Mathis, married, of record in Instrument No. 20110427-0032303, Register's Office for Davidson County, Tennessee, dated April 20, 2011 and recorded on April 27, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; all matters shown on the Plan of record as Instrument Number 20060113-0005368; Covenants, Conditions and Restrictions of record in Instrument Number 20030213-0020075, with Supplemental Addition of Phase One, Section Five, in Instrument No. 20060202-0012846; By-Laws of record in Instrument No. 20030303-0027406; Charter for HOA of record in Instrument No. 20030303-0027405; Conveyance of Common Area and Open Space to HOA of record in Instrument No. 20060202-0012845; Covenants and conditions of record in Instrument No. 200007200071648; Declaration of Restrictions of record in Instrument No. 20010402-0031520; Abbington Park Subdivision Sign Easement of record in Instrument No. 20040630-0077518; Grant of Transmission Line Easement of record in Book 1163, Page 341; Easement for ingress and egress right of way of record in Book 1198, Page 525; Warranty Deed of Flowage Easement granted to USA of record in Book 2242, Page 513; Deed of Conveyance for water and sewerage services of record in Book 8377, Page 820; Stormwater Detention Agreement of record in Instrument No. 20030109-0004246; Easement of record in Instrument Number 20060811-0098951; all RODC, TN. Subject to rights of others in and to the common

areas and/or elements. 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 is improved property known as 4648 Cather Court Nashville, TN 37214.

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 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 our hands this 19th day of June, 2015.

Jordan L. Brooking

Leslie A. Brooking

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Jordan L. Brooking and Leslie A. Brooking the within named Grantors, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of June, 2015.

Notary Public

My Commission Expires: 3.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File #: 5015165
RECORD & RETURN TO:
Solomon Parks Title & Escrow, LLC
415 Main Street
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

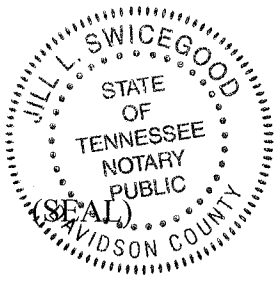
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018