File Box 8

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans: T20150051563 DEEDWARR
Recvd: 06/26/15 14:30 2 pgs
Fees: 13.00 Taxes: 6197.50
20150626-0061817

W & I Ref: (DM) Title No.: 57570
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kelli Turner Thomas Ostrander 4401 Tyne Boulevard Nashville, TN 37215	**NEW OWNER**

TAX MAP PARCEL NUMBERS: 13015000200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,675,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles B. Rush and wife, and Margaret G. Rush**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kelli Turner and Thomas Ostrander , wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 on Block No. 1 on the Plan of a portion of T. J. Tyne's Tract, as of record in Book 547, page 188, Register's Office for said County.

Said Lot No. 4 fronts 212.5 feet on the southerly side of Tyne Boulevard, to a dead line, measuring 195 feet thereon.

Being the same property conveyed to Charles B. Rush and wife, Margaret G. Rush by General Warranty Deed from Mary M. Henderson, an unmarried person, dated January 10, 2002 and recorded on January 11, 2002 of record in Instrument No. 20020111-0004884, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 547, page 188, said Register's Office. Restrictions of record in Book 1970, page 355, said Register's Office.

This is improved property, known as 4401 Tyne Boulevard, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of June, 2015

Charles B. Rush

Margaret G. Rush

State of Tennessee

County of Davidson

On this 24th day of June, 2015, before me the undersigned authority, personally appeared Charles B. Rush and Margaret G. Rush, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,675,000.00.

Affiant

Sworn and subscribed before me this 24th day of June, 2015.

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary

My Commission Expires: