WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150075832 DEEDWARR
Recvd: 09/04/15 14:09 2 pgs
Fees:13.00 Taxes:580.90

20150904-0090572

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Heather Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY W. MORGAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 05-10-2016

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew C. Cushing		120-01-O-021.00
(NAME)	(NAME)	
P.O. Box 101083	SAme	
(ADDRESS)	(ADDRESS)	
Nashville TN 37224		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **David F. Nix**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Matthew C. Cushing**, hereinafter called the GRANTEE(S), their heirs and/or 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. 312 on the plan of Glengarry Park, Section Three, as shown on plat of record in Book 2900, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David F. Nix and wife, Judy B. Nix, as tenants by the entirety, by Warranty Deed from Martha Jean McGinnis Chaney and husband, Larry Chaney, dated 12/23/1986, in Book 7084, Page 304, in the Register's Office for Davidson County, Tennessee. The said Judy B. Nix having since died, leaving David F. Nix as sole surviving tenant by the entirety.

This conveyance is subject to: All matters shown on the plat of record in Book 2900, Page 25; Covenants, conditions, easements and restrictions of record in Book 2960, Page 5; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4197, Page 420, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 803 Winthorne Court, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 31st day of August, 2015.

David F. Nix

State of Tennessee
County of Wilson

Personally appeared before me David F. Nix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of August, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122