File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150078840 DEEDWARR
Recvd: 09/16/15 15:04 2 pgs
Fees:13.00 Taxes:2765.75
20150916-0094089

W & I Ref: (DM) Title No.: 57772
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Donald W. Rucker, Trustee of the Donald W. Rucker Revocable Trust 110 31st Avenue No., #406 Nashville, TN 37203	SAME

TAX MAP PARCEL NUMBERS: 104024C02800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$747,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bobby W. Hurt and Pamela Hurt**, husband and wife, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Donald W. Rucker, Trustee of the Donald W. Rucker Revocable Trust**, dated September 20, 2013, 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 406, together with Parking Space numbers 99 and 100 and Storage Space Numbers P1-4 and P1-5, of The West End, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Inst. No. 20080401-0032619, amended in Inst. No. 20080408-0035628, Inst. No. 20090512-0043586 and Inst. No. 20090921-0087974, said Register's Office;

Being the same property conveyed to Bobby W. Hurt and wife, Pamela Hurt, by Special Warranty Deed from West End Partners, LLC, a Tennessee limited liability company, dated December 22, 2009 and recorded on January 5, 2010, of record in Inst. No. 20100105-0000716 and by Deed of Correction of record in Inst. No. 20100604-0043543, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, shown as Exhibit "B" to the Master Deed of record in Inst. No. 20080401-0032619, amended in Inst. No. 20080408-0035628, Inst. No. 20090512-0043586 and Inst. No. 20090921-0087974, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Inst. No. 20080401-0032619, amended in Inst. No. 20080408-0035628, Inst. No. 20090512-0043586 and Inst. No. 20090921-0087974, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 110 31st Ave. North, #406, Nashville, TN 37203

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 14th day of September, 2015.

Bobby W. Hurt **Pamela Hurt**

State of Tennessee

County of Davidson

On this 14th day of September, 2015, before me the undersigned authority, personally appeared Bobby W. Hurt and Pamela Hurt, 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: $747,500.00.

Affiant

Sworn and subscribed before me this 14th day of September, 2015.

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

Notary

My Commission Expires: