BILL GARRETT, Davidson County
Trans:T20150086231 DEEDWARR
Recvd: 10/09/15 10:46 2 pgs
Fees:13.00 Taxes:628.63
20151009-0103107

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 2nd day of October, 2015 by and between Dayna R. Walker, unmarried , hereinafter referred to as GRANTOR, and Philip A. Rutherford and Tricia M. Rutherford, as joint tenants, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Bayview Subdivision, Section 1, as of record in Book 9700, page 330, Register's Office to Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ronald P. Walker and wife, Dayna R. Walker by Warranty Deed from NVR Homes, Inc. t/a Ryan Homes, dated October 31, 1997, recorded November 5, 1997, of record in Book 10672, page 790, Register's Office for Davidson County, Tennessee. Ronald P. Walker predeceased his wife, Rayna R. Walker and now the property is vested in Dayna R. Walker as surviving tenant by the entireties.

This is [xx]improved [ ]unimproved property known as: 2808 Harbor Lights Dr, Nashville, TN 37217

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Dayna R. Walker

Dayna R. Walker

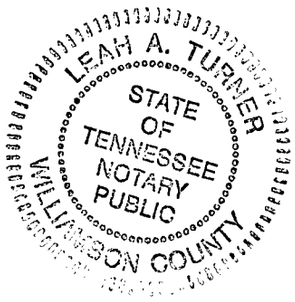
INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Dayna R. Walker, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, ~~this 2~~nd day of October, 2015.

Notary Public

My Commission Expires: ~~My Commission Expires~~ October 30, 2016



Name and Address of Property Owner:
Philip A. Rutherford and Tricia M. Rutherford
2808 Harbor Lights Dr,
Nashville, TN 37217

Send Tax Statements to:
Sun West Mortgage Company
18000 Studebaker Rd Ste 200
Cerritos, CA 90703

Map & Parcel: 136-05-005.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

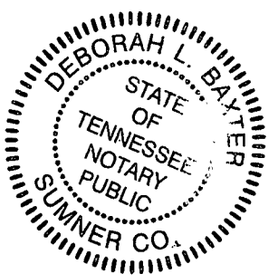
I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $169,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 2nd day of October, 2015.

Notary Public

My Commission Expires: 7/24/2019



RETURN TO:

~~Land Title South, Inc~~.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

15-1-297

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075