BILL GARRETT, Davidson County
Trans:T20150103917 DEEDWARR
Recvd: 12/09/15 09:36 2 pgs
Fees:13.00 Taxes:1564.73
20151209-0123796

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $422,900.00. Affiant Subscribed and sworn to before me this 7th day of December, 2015. Notary Public My Commission Expires: 8/20/19

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Robert John Rutzky and Emily Elisabeth Rutzky 1210 Richmond Dr. Nashville, TN 37216	new owner	016 08 0 085

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERRY L. KEVLIN AND SPOUSE, ROBYN C. KEVLIN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ROBERT JOHN RUTZKY AND EMILY ELISABETH RUTZKY, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 22, as shown on the map entitled Section Two, McGaughey Heights, of record as Plat Book 1835, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robyn C. Kevlin and Terry Lynn Kevlin, as joint tenants with the right of survivorship, by deed from Richard W. Hamilton and wife, Debra L. York Hamilton, of record as Book 11594, page 196, and rerecorded in Instrument No. 20021226-0159019, dated July 28, 1999, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, which have been paid by Grantors. By acceptance of delivery of this instrument, Grantees assumes and agrees to pay future taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 1835, page 58, Register's Office for Davidson County, Tennessee.

3. Easements of record as Book 1977, page 559, said Register's Office.

This is improved property known as: **1210 Richmond Dr., Nashville, TN 37216**.

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, their heirs and assigns, forever; and Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 7th day of December, 2015.

Robyn C. Kevlin

Terry Lynn Kevlin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robyn C. Kevlin, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of December, 2015

CATHERINE H. GWYN (Seal)
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 6.21.16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry Lynn Kevlin, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of December, 2015

(Seal) CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 6.21.16