WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160009765 DEEDWARR
Recvd: 02/04/16 13:50 2 pgs
Fees: 13.00 Taxes: 808.08

20160204-0011050

G-TN-15-203-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Musser	**Guaranty Trust Company, Secretary of HUD**	
(NAME)	(NAME)	
203 Prince Avenue	316 Robert Rose Drive	**071-07-0-119.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DERI PLUMMER, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARK MUSSER, AN UNMARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly five feet of the Southerly 111.5 feet of Lot No. 41 and the Easterly 36 feet of the Southerly 111.5 feet of Lot No. 40 on the Map of J.B. Haynie's Oriental Subdivision of record in Plat Book 161, Page 26 and 27, in the Register's Office for Davidson County, Tennessee, described as follows: Beginning on the Northerly margin of Prince Street at a point 95 feet West of the corner of Lots Nos. 41 and 42; thence Northwardly 111.5 feet; thence Westwardly 41 feet; thence Southwardly 111.5 feet to the Northerly margin of Prince Street; thence with said Street, Eastwardly 41 feet to the beginning.

Being the same property conveyed by Warranty Deed from David Adcox, Jr., married to Deri Plummer, married, as recorded on the 18th day of June, 2015 in Instrument No. 20150618-0058417 and Warranty Deed from Bill Dorris and R.B. Huffine to David Adcox, Jr., Unmarried, as recorded on the 5th day of January, 2006 in Instrument No. 20060105-0001622, in the Register's Office of Davidson County, Tennessee.

The above-described property has never been the primary or marital residence of the grantor herein.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter.
- Plat of J.B. HAYNIE'S ORIENTAL SUBDIVISION, as recorded in Plat Book 161, Page(s) 26 and 27, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **203 Prince Avenue, Nashville, Tennessee 37207**.

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 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 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/our hand(s) this the 2nd DAY OF FEBRUARY, 2016.

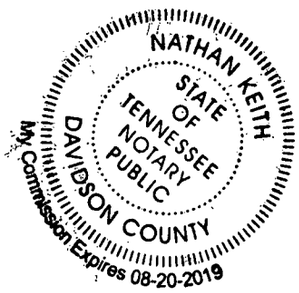
Deri Plummer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DERI PLUMMER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of February, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212