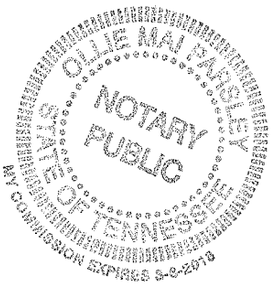
Davidson County DEEDWARR
Recvd: 03/09/16 08:17 3 pgs
Fees:18.00 Taxes:758.50
20160309-0022317



STATE OF TENNESSEE 19978
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 2016.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Joshua Kuthe	Send Tax Bills To: FirstBank
(Name) 299 Wallace Road	(Name) 318 Seaboard Lane
(Street Address or Route Number) Nashville, TN 37211	(Street Address) Franklin, TN 37067
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 147 04 0 060.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Timothy L. Rummage and wife, Mary Nicole Rummage HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua Kuthe and Jordyn Butler, as Joint Tenants HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 89 on the Plan of Beverly Heights Subdivision, Section II, as of record in Book 2331, page 42, Register's Office for said County.

Said Lot No. 89 fronts 115 feet on the southerly side of Wallace Road and runs back 330.9 feet on the westerly line and 378.9 feet on the easterly line to a dead line in the rear on which it measures 128 feet.

BEING the same property conveyed to Timothy L. Rummage by deed from Richard O. Yates and wife, Melinda H. Yates, filed of record in Instrument No. 200007250073351, Register's Office for Davidson County, Tennessee.
THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 299 Wallace Road, Nashville, TN 37211.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 25th day of February, 2016.

Seller

Timothy L. Rummage

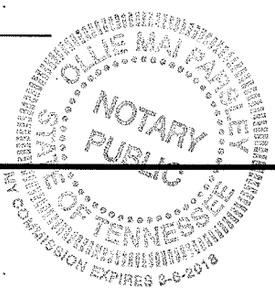
Mary Nicole Rummage

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Timothy L. Rummage and wife, Mary Nicole Rummage, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of February, 2016.

My commission expires 3/ 6/2018.

Notary Public: Ollie Mai Parsley



True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY