WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-2019
(AFFIX SEAL)

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley A. Stallings	Guaranty Trust Company	
(NAME)	(NAME)	
834 Tulip Grove Road	316 Robert Rose Drive	075-00-0/074.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **GREGORY S. RUFF AND AMY B. RUFF, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WESLEY A. STALLINGS, A SINGLE MAN,** 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:

Beginning at Martha Sturdivant's Northwest corner of the Dowers line; Running North 50 deg. West with said Dower's line, 24 poles to a stone; thence North 15 1/2 deg., East 13 poles and 19 links to a stake, begin P.C. Hays Southwest corner; thence South 50 deg East with P.C. Hays' line, 28 poles and 17 links to a stake, being P.C. Hays' Southeast corner; thence South 34' West 12 poles and 16 links with Martha Sturdivant's line to the beginning.

Being the same property conveyed to Gregory S. Ruff and wife, Amy B. Ruff by Warranty Deed from James H. Bell, Jr. and wife, Jeania C. Bell, recorded on the 7th day of August, 2007 in Instrument No. 20070807-0094183, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; Mortgage Loan Inspection by Kohl & Company, P.C. dated August 30, 1995 shows an encroachment of gravel driveway 10 feet onto adjoining property.

unimproved
This is improved x property, known as 834 Tulip Grove Road, Nashville, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20160020079 DEEDWARR
Recvd: 03/11/16 09:51 2 pgs
Fees:13.00 Taxes:767.75
20160311-0023392

Witness my hand this 9th day of March, 2016

GREGORY S. RUFF

AMY B. RUFF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory S. Ruff and Amy B. Ruff, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of March, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019