Return to:
Southern Land Title & Escrow, Inc.
P O Box 217
Nolensville, TN 37135

BILL GARRETT, Davidson County
Trans:T20160031346 DEEDWARR
Recvd: 04/18/16 11:23 2 pgs
Fees:13.00 Taxes:444.00
20160418-0037040

#1325

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Mike Rutledge	(NEW OWNER)	Map 118-08-8-086-
1678 Sunset Road		Parcel 106.00
Brentwood, TN 37027		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **BOBBIE LEE WALDRON, a widow,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **MIKE RUTLEDGE,** (The "Grantee"), his heirs and assigns, to certain tract or parcel of land in ~~WILLIAMSON~~ DAVIDSON County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, being Lot No. 161 on the Map of GRANDVIEW HEIGHTS of record in Book 161, pages 14 and 15, said Register's Office.

SAID Lot No. 161 fronts 50 feet on the Easterly side of Winford Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to James E. Waldron and wife, Bobbie Lee Waldron by warranty deed dated June 15, 1973 from S. K. Grayson and wife, Frances E. Grayson of record in Book 4721, page 146, said Register's Office. The said James E. Waldron having since died on May 20, 2015 and title vested in Bobbie Lee Waldron as the sole surviving tenant by the entirety.

This is not the personal, primary residence of Grantee, spouse and/or any dependents.

This instrument is executed on behalf of Bobbie Lee Waldron by Vivian C. Jernigan, as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20160418-0037039, said Register's Office.

This conveyance is subject to the following:

1. **2016 Taxes, a lien not yet due and payable and assumed by Grantees.**
2. **Any and all matters appearing on the Map of record in Book 161, pages 14 and 15, said Register's Office.**

This is improved property commonly known as **2420 Winford Avenue, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $120,000.00.

Mike Ruth
Affiant

Subscribed and sworn to before me this 14th day of April, 2016.

Judy Painter-Rose
Notary public:
My commission expires: 11/21/2018

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor do further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day of April, 2016.

Bobbie Lee Waldron
By Vivian C. Jernigan, ATTY in fact
BOBBIE LEE WALDRON BY VIVIAN C. JERNIGAN, ATTORNEY-IN-FACT

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **VIVIAN C. JERNIGAN, ATTORNEY-IN-FACT FOR BOBBIE LEE WALDRON** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **SHE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 14th day of **April, 2016.**

Judy Painter-Rose
Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY