

State of Tennessee
County of Montgomery Williamson and
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,900.00.

Heidi Brandon

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

This instrument prepared by:
Freedom Title Services, LLC, 116 Center Ct, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL:
HEIDI BRANDON & DEAN SIMPSON	Regions Bank dba Regions Mortgage ~~New Owner~~	073-07-0/067.00
(NAME)	(NAME)	
2441 FAIRBROOK DRIVE	2060 Office Parkway Circle	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	Birmingham, AL 35241	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/02/16 15:45 3 pgs
Fees:18.00 Taxes:1043.03
20160602-0055866

WARRANTY DEED

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 ACKNOWLEGED, **RUSH LEGACY, LLC**, HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HEIDI BRANDON AND HUSBAND, DEAN SIMPSON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO 364 ON THE PLAN OF SUNSET VIEW, SECTION 6, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 2900, PAGE 54-55, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED TO RUSH LEGACY, LLC BY WARRANTY DEED FROM DUSTIN P. CARTER, UNMARRIED, DATED JANUARY 15, 2016 AND RECORDED IN INSTRUMENT NO. 20160121-0006039, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 2441 FAIRBROOK DR, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 27 day of May, 2016.

RUSH LEGACY, LLC

By: April Seay, Authorized Agent

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared April Seay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be authorized agent (or other officer authorized to execute the instrument) of Rush Legacy, LLC, the within named bargainor, a limited liability company, and that such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing her name as authorized agent of Rush Legacy, LLC.

DONE at offices in Clarksville, Tennessee, on this the 27 day of May, 2016.

NOTARY PUBLIC
My commission expires: 01/24/17

KATHERINE R. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

When recorded, please return to
Realty Title and Escrow Co., Inc.
2069 Coal Springs Blvd #106
Franklin, TN 37067

True Copy Certification

I, Deborah K. Devine, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Nancy Schneider, a notary public for this county and state, Deborah K. Devine, 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: .....

