BILL GARRETT, Davidson County
Trans:T20160052451 DEEDWARR
Recvd: 06/21/16 08:25 2 pgs
Fees:13.00 Taxes:314.50
20160621-0062789

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0508HV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of June, 2016.

Notary Public
Commission Expires: 7-24-2019

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ruel Jones 515 Tanksley Avenue Nashville, TN 37211	OWNER	148-13-0-128.00

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 ACKNOWLEDGED, I/WE,

Aaron Eugene Busby, First Successor Trustee of the Thomas C. and Marjoire J. Busby Living Trust U/A/D October 9, 1998

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ruel Jones, unmarried

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. 55 on the Map of Fairlane Park, as of record in Book 2331, Page 108, Register's Office for Davidson County, Tennessee.

SAID Lot No. 55 fronts 70.8 feet on the west side of Cypress Drive and runs back between lines, 151.3 feet on the north line and 151.6 feet on the south line to a dead line in the rear, on which it measures 70 feet.

BEING the same property conveyed to Thomas C. Busby and Marjorie J. Busby, Trustees, and their successor in trust, of the Thomas C. and Marjorie J. Busby Living Trust by Quitclaim Deed from Thomas C. Busby and wife, Marjorie J. Busby, dated 2/5/99 and recorded 2/8/99 in Book 11331, Page 876; and the same property previously conveyed to Thomas Cole Busby and wife, Marjorie M. Busby (one and the same person as Marjorie J. Busby) by Warranty Deed from Fairlane Homes Company, dated 10/31/56 and recorded 11/5/56 in Book 2599, Page 639, Register's Office for Davidson County, Tennessee.

Abstract of the THE THOMAS C. AND MARJORIE J. BUSBY LIVING TRUST DATED 10-9-1998, having been placed of record in Book 11331, Page 882, Register's Office for Davidson County, Tennessee, to which reference is hereby made, providing inter alia, that the First Successor Trustee with full power and authority to sell and convey the aforedescribed property is Aaron Eugene Busby. The original Co-Trustee, Marjorie J. Busby, aka Marjorie Jewel Busby, died on July 16, 2007, as evidenced by her Certificate of Death. The said Thomas C. Busby aka Thomas Cole Busby, is incapacitated and unable to serve as surviving Co-Trustee, and did by the trust agreement name Aaron Eugene Busby as the First Successor Trustee with power and authority to act under the said trust created. There are no amendments or revocation to the aforestated revocable living trust heretofore created.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5005 Cypress Drive, 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of June, 2016.

Aaron Eugene Busby, First Successor Trustee

Aaron Eugene Busby, First Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Aaron Eugene Busby, First Successor Trustee of the Thomas C. and Marjoire J. Busby Living Trust U/A/D October 9, 1998** 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 14th day of June, 2016.

Notary Public
My Commission Expires: 7-24-2019

(Notary Seal)

LARRY D. CRAIG
NOTARY PUBLIC
AT
LARGE
CHEATHAM COUNTY, TENN.