BILL GARRETT, Davidson County
Trans:T20160061544 DEEDWARR
Recvd: 07/18/16 14:27 2 pgs
Fees:13.00 Taxes:1591.00
20160718-0073630

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Trcka	Finance of America Mortgage LLC	073-13-0-
(NAME)	(NAME)	(MAP)
1615 Lethia Drive	300 Welsh Road, Bldg. 5	193.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37206-1010	Horsham, PA 19044	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Heath O. Bush, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto William Trcka and Megan Trcka, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Mailan Heights of record in Plat Book 1835, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Heath O. Bush, unmarried by Warranty deed from Jerome Manning, married of record in Instrument No. 20080812-0082707 Register's Office for Davidson County, Tennessee, dated August 08, 2008 and recorded on August 12, 2008.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1615 Lethia Drive, Nashville, Tennessee 37206-1010

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.

KAREN CHATHAM BUSH, WIFE OF HEATH O. BUSH, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this 14th day of July, 2016.

Heath O. Bush by Karen Chatham Bush as Attorney-in-fact

Heath O. Bush by Karen Chatham Bush as Attorney-in-Fact

Karen Chatham Bush

Karen Chatham Bush

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Karen Chatham Bush, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Heath O. Bush, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Heath O. Bush, the bargainor, by the said Karen Chatham Bush, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 14th day of July, 2016.

Notary Public

Judy S. Wells State of Tennessee Notary Public Williamson County

My Commission Expires: 6/22/20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Karen Chatham Bush, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 14th day of July, 2016.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells State of Tennessee Notary Public Williamson County