 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $281,000.00 Affiant Subscribed and sworn to before me, this 28th day of July, 2016. Notary Public My commission expires: 3/24/2019

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160065423 DEEDWARR
Recvd: 07/29/16 13:45 2 pgs
Fees:13.00 Taxes:1039.70
20160729-0078459

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matthew J. Brock **Allison Q. Brock**	**Farmington Mortgage**	**Map/Parcel: 126-15-0-A-129.00**
7995 Boon Trace	**2002 Richard Jones Road, #300A**	
Nashville, TN 37221	**Nashville, TN 37215**	

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 ACKNOWLEDGE, WE,

Gregory S. Rush and Jennifer C. Rush, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew J. Brock and Allison Q. Brock, husband and wife

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. 252 on the Plan of Boone Trace at Biltmore, Section Three, of record in Book 9700, pages 758 and 759, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gregory S. Rush and Jennifer C. Rush, husband and wife, by Warranty Deed, from Gursel Sen, unmarried, dated December 12, 2014, of record in Instrument No. 20141223-0117348, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Page 758 and Book 9700, Page 759, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7265, Page 657, amended in Book 9342, Page 312, Book 9735, Page 931, and Book 10032, Page 813, Instrument No. 20000126-0008529, Instrument No. 20010717-0075902, Instrument No. 20010607-0060003, Instrument No. 2011003-0107279, and Instrument No. 20011119-0126832 , Register's Office for DAVIDSON County, Tennessee.
PUD Boundary Plat of record in Book 6900, Page 470, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 9607, Page 534, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20001120-0114598 and Instrument No. 20021217-0155375, Register's Office for DAVIDSON County, Tennessee.
Easements of record in Book 9665, Page 420 and Book 8992, Page 62, Register's Office for DAVIDSON County, Tennessee.
Overhead Line Easement of record in Book 8992, Page 62, Register's Office for DAVIDSON County, Tennessee.

Quitclaim Deed to Homeowners Association of record in Instrument No. 20011119-0126831 and Instrument No. 20070918-0111770, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 7995 Boon Trace, Nashville, TN 37221.

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 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.

Witness my/our hand(s) this 28th day of July, 2016.

Gregory S. Rush By Jennifer C. Rush Jennifer C. Rush

Gregory S. Rush
By: Jennifer C. Rush, Attorney-in-Fact Attorney-In-Fact

Jennifer C. Rush

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jennifer C. Rush, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Gregory S. Rush, for the purposes therein contained, and who further proved to me that he/she is the Attorney in Fact for Gregory S. Rush and is authorized by Gregory S. Rush to execute this instrument on his/her behalf.

Witness my hand, at office, this 28th day of July, 2016.

A. Scott Hubbard

Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1-24-17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jennifer C. Rush, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2016.

A. Scott Hubbard

Notary Public

A. SCOTT HUBBARD STATE OF TENNESSLE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1-24-17

File #: **160371SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027