WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2016

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires MAR. 7, 2017

DESIREE D. MAXWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Eric Brown and Ruth Brown	SAME Mortgage Investors Group	42 13 29
(NAME)	(NAME)	
714 Vanoke Dr	8320 East Walker Springs Lane Ste 200	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20161880

For and 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, Richard J. Ruhl , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Eric Brown and Ruth Ann Brown, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 42 on the plan of Hedgewood Hills, Section 1, as shown on plat of record in Plat Book 2900, page 135, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said Lot no. 42 fronts 97.19 feet on the Northerly side of Vanoak Drive and extends back on the Easterly line 429.3 feet and 336.0 feet on the Westerly line to a line in the rear on which it measures 181.0 feet.

BEING the same property conveyed to Richard J. Ruhl by Warranty Deed from David L. Binkley and wife, Glenda N. Binkley dated June 26, 2015 and filed of record in Instrument 20150630-0062935, Register's Office for Davidson County, Tennessee

This conveyance is made subject to Subject to easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 2900, page 135, Register's Office for said County; and Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and appurtenances of record in Book 6196, page 540, Register's Office for said county.

Unimproved ☐

This is Improved ☒ property, known as 714 Vanoke Dr, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20160078956 DEEDWARR
Recvd: 09/08/16 15:35 2 pgs
Fees:13.00 Taxes:971.25
20160908-0094781

Witness my hand this 31st day of August, 2016

Richard J. Ruhl

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Richard J. Ruhl, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st of August, 2016.

Notary Public
My Commission Expires: 4/19/17

