This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3123**

BILL GARRETT, Davidson County
Trans:T20160079673 DEEDWARR
Recvd: 09/12/16 12:32 2 pgs
Fees:13.00 Taxes:1184.00
20160912-0095596

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ann F. Hartson, unmarried,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Lynne Cushing, a married woman, and S. June Dye, a married woman,***hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

*as joint tenants with right of survivorship.

Being Lot No. 35 on the Plan of Section 1, West Meade Highlands, of record in Plat Book 3700, page 69 and 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 126.0 feet on the northwest margin of Highland Park Drive and extends back 63.9 feet on the southerly line and 175.0 feet on the north line to a line on the rear which is a broken line on which it measures 195.27 feet.

Being the same property conveyed to Ann F. Hartson, unmarried, by Warranty Deed from Karen Jean Dowell, married, dated 06/21/2002 and filed for record on 06/24/2002 in Instrument Number 20020624-0075498, Register's Office for Davidson County, Tennessee.

This is improved property also known as 6823 Highland Park Drive, Nashville, Tennessee, 37205.

Map and Parcel Number: 12915008100

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 7th day of September, 2016.

Ann F. Hartson -Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ann F. Hartson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 9 day of September, 2016.

NOTARY PUBLIC

My Commission Expires:

12/27/16

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Grantee(s) Name, Address:	Send Tax Statement To:
Lynne Cushing and S. June Dye	Same as new owner
6823 Highland Park Dr.	
Nashville, TN 37205	

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$320,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 9th day of September, 2016.

Affiant

DANIEL HEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires:

8-4-2020