This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

SEND TAX BILL TO NEW OWNER:
Calvin S. And Toni W. Rutgerson
P O Box 17116
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 10/05/16 16:16 2 pgs
Fees:13.00 Taxes:540.20
20161005-0105524

MAP 135 05 005500

WARRANTY DEED

THIS IS DIRECT DEEDING AS PART OF A 1031 EXCHANGE

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **David Waynick** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Calvin S. Rutgerson and wife, Toni W. Rutgerson**, 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. 2 on the First Revision of the Resubdivision Lot 61- Town Park Estates of record in Instrument No. 20080605-0057802 said Register's Office, to which reference is hereby made for a more complete description.

Being a part of the same property conveyed to David Waynick by deed from Metropolitan Nashville Airport Authority, of record in Instrument #20080122-0006564, Register's Office for Davidson County, Tennessee

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 3400, page 120 amended in Book 3436, page 43, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to an easement for sanitary sewers and/or storm drainage, set forth in an instrument of record in Book 5002, page 377, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Instrument No. 20080605-0057802 and Book 3300, page 64 and 65, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.
Subject to all covenants, subdivision restrictions, easement and other matter of record in plat Instrument No. 20080605-0057802 and Plat Book 3300, page 64 and 65, said Register's Office.

Property was used by Grantor for investment purposes only, not marital property.

This is improved property known as 316 Melvin Jones Drive, Nashville, Tennessee, 37217.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property,

insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

GRANTOR does covenants with the said "GRANTEES" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 hand this the 23rd day of September, 2016.

David Waynick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David Waynick,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of September, 2016.

ROBIN CLARK WHITE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
My Commission Expires: February 1, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $146,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of September, 2016.

NOTARY PUBLIC
My Commission Expires: February 1, 2020

ROBIN CLARK WHITE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

CERTIFICATION
I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF TENNESSEE
COUNTY OF Davidson
On this 27 day of September, 2016, personally appeared before me, a notary public for this county and state, Thomas Luck who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ROBIN CLARK WHITE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

February 1, 2020