WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170028223 DEEDWARR
Recvd: 04/04/17 10:15 2 pgs
Fees:13.00 Taxes:832.50
20170404-0032693

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DEBOSTWORTH
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Rust and Keely Rust	new owner	
(NAME)	(NAME)	
4815 Milner Drive		147-06-099.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **LINDA L. PRATHER, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL RUST AND KEELY RUST, 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. 21 on the Revised Plan of Caldwell Hall, Section 1, as of record in Book 2900, Pages 57, 58 & 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed by Warranty Deed from Charles M. Gordon and Susan P. Gordon, both unmarried to Mark R. Schlicher and wife, Linda L. Schlicher, as recorded on the 7th day of April, 2000 in Instrument No. 20000407-0035552, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Mark R. Schlicher and wife, Linda L. Schlicher to Linda L. Schlicher, as recorded on the 25th day of October, 2001 in Instrument No. 20011025-0116962, said Register's Office. Linda L. Schlicher has since married and is now known as Linda L. Prather. David W. Prather joins in to convey any marital interest he may have.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4815 Milner Drive, Nashville, TN 37211
(House Number) (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 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

Witness my hand this 31 day of March, 2017

Linda L Prather

LINDA L. PRATHER

David W. Prather by Linda L Prather

DAVID W. PRATHER, BY: LINDA L. PRATHER, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda L. Prather, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of March, 2017.

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires MAR 8, 2021

Commission expires:

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31 day of March, 2017, before me personally appeared Linda L. Prather to me known to be the person who executed the foregoing instrument on behalf of David W. Prather and acknowledged that she executed the same as the free act and deed of David W. Prather.

Witness my hand and official seal at Nashville, Tennessee this 31 day of March, 2017.

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires MAR 8, 2021

Commission expires:

Notary Public