THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-23429

Davidson County DEEDWARR
Recvd: 06/22/17 14:24 3 pgs
Fees:18.00 Taxes:1258.00
20170622-0063036

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **340,000.00**.

Elizabeth Pannell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF JUNE, 2017.

Tiffany Wagner
Notary Public

MY COMMISSION EXPIRES: August 4, 2020

(AFFIX SEAL)

WARRANTY DEED

TIFFANY WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victoria Mount	New Owner	07213013000
2406 Inga Street		
Nashville, TN 37206		
(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, **James Donald Bush and wife, Millie Bush,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victoria Mount,** unmarried.

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 45 on the map of Springdale Subdivision of record in Book 974, page 18, Register's Office, Davidson County, Tennessee.

Said Lot fronts 50 feet on the Easterly side of Inga Street and runs back between lines 237 feet on the North line and 240 feet on the South line, to the center line of a drain, measuring 50 feet thereon.

Being the same property conveyed to Ronald K. Nevin, Trustee by Quitclaim Deed from Mae M. Bush of record in Book 10048, Page 594, Register's Office for Davidson County, Tennessee, dated April 30, 1996 and recorded on May 13, 1996 and within the same deed the said Ronald K. Nevin, Trustee conveyed his interest in the subject property to James Donald Bush.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2406 Inga Street, Nashville, TN 37206.**

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 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 our hands this the 19th day of June, 2017.

James Donald Bush

James Donald Bush

Millie Bush

Millie Bush

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 **James Donald Bush and Millie Bush,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19th day of June, 2017.

My Commission expires: 1-6-20

Notary Public

JAMES A. WILLOUGHBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

