BILL GARRETT, Davidson County
Trans:T20170054878 DEEDWARR
Recvd: 06/27/17 10:47 2 pgs
Fees:12.00 Taxes:0.00
20170627-0064509

Prepared by
David F Bush
PO BOX 9572
Chandler Heights, AZ 85127
480-388-9172

Address of New Owner
Eva DeCozio-Bush
PO Box 9572
Chandler Heights, AZ 85127
480-330-8074

Send Tax Bills To:
Community Trust Bank
1800 Hudson Lane Ste 2A
Monroe, LA 71201

Tax Information:
161-110A-015.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged David F Bush, a married person hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey Eva DeCozio-Bush hereinafter referred to as Grantee her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No 15 on the Plan of Huntington Ridge a Planned Unit Development, as of record in Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which preference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David F Bush and wife, Eva M DeCozio-Bush by deed recorded as Instrument # 20150406-0029422, R.O.D.C., TN, record Book 4675 page 9, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not due and payable. 2) All matters appearing on plan of Huntington Ridge Townhouses, a Planned Unit Development, of record in Book 4675 Page 9, Register's Office for Davidson County. 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions Page 243 and in any allied instrument(s) referred to in said restrictions. 4) Charter of Huntington Ridge Homeowner's association of record in Book 4499 Page 444, Book 4729, Page 683, Book 4890, Page 85. 5) Bylaws for Huntington Ridge Homeowners Association of record in Book 7423 Page 762

This property is improved property known as 357 Huntigton Ridge Dr., Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) , their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 that shall be applicable to all genders.

WITNESS my hand this 19 day of June, 2017

David F. Bush

STATE OF ARIZONA
COUNTY OF MARICOPA

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

Witness my hand and official seal at GILBERT, Arizona, this 19 day of June, 2017 2017.

Notary Public

OFFICIAL SEAL
JASON M OCHOA
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires March 10, 2018

My Commission expires March 10, 2018