Prepared by:
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103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of August 2017.

Notary Public
My commission expires: 1-21-20

Davidson County DEEDWARR
Recvd: 08/24/17 10:53 3 pgs
Fees:18.00 Taxes:1202.50
20170824-0087056

Dana Thomas
State of Tennessee Notary Public
Maury County

Address of New Owner:	Send Tax Bills to:	Tax Information
Clay Rushton	Renasant Bank	142 13 0A 030.00
500 Glenleigh Court	P.O. Box 202028	
Nasvhille TN 37221	Florence, SC 29502-2028	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Sheila M. Cook, Trustee of the Sheila M. Cook Revocable Living Trust dated August 23, 2012 hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Clay Rushton and Kathryn Rushton, husband and wife, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 30, on the Plat of Riverside, Phase 1, a Planned Unit Development, as shown on Plat of Riverside as of record in Book 6900 Page 490, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Sheila M. Cook by Deed from Richard L. Murrell of record in Instrument No. 20020404-0040815, dated March 29, 2005 and further conveyed to Sheila M. Cook, Trustee, of the Sheila M. Cook Revocable Living Trust Agreement dated August 23, 2012, by Quitclaim Deed dated August 23, 2012, from Sheila M. Cook of record in Instrument No. 20120828-0077553, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Riverside of record in Plat Book 6900 Page 490, Register's Office for Davidson County, Tennessee. 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in

Book 7185 Page 619 and Book 7405 Page 780 and amended in Instrument Nos. 20040419-0044162 and 20091204-0111306 and in any allied instruments(s) referred to in said restrictions. 4) Charter for Riverside Homeowners association, Inc. of record in Book 7829 Page 703.

This property is improved property known as 500 Glenleigh Court also known as 7053 Northridge Drive, Nashville, Tennessee 37221

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 shall be applicable to all genders.

WITNESS my hand this 23rd day of August, 2017.

Sheila M. Cook Revocable Living Trust dated August 23, 2012

By: Sheila M. Cook
Sheila M. Cook, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Sheila M. Cook, Trustee, with whom I am personally acquainted, and who acknowledged herself to be the Trustee Agent of Sheila M. Cook Revocable Living Trust dated August 23, 2012, the within named bargainor, and as such Trustee being authorized so to do, executed this instrument for the purposes therein contained and on behalf of The Sheila M. Cook Revocable Living Trust

Witness my hand, at office, this 23rd day of August 2017.

Notary Public

My Commission expires: 2/25/19

FILE NO: 10145

AMY CROSS MANOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me a notary for this county and state, Dana Thomas, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 7/29/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY