Prepared by:
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103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $361,900.00

Affiant

Subscribed and sworn to before me, this 30 day of August 2017.

Notary Public
My commission expires: 7.17.21

Davidson County DEEDWARR
Recvd: 08/31/17 09:50 3 pgs
Fees:18.00 Taxes:1339.03
20170831-0089525

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Heath Hensley	LoanDepot.com, LLC	172050B04900CO
128 Sterling Oaks Ct	4800 Scottsdale Rd, ste. 3300	
Brentwood TN 37027	Scottsdale, AZ 85251	

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 C. Hunter Rushton and wife Kathryn Chisholm Rushton a/k/a Kathryn B. Chisholm hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Heath Hensley hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 49 on the Plan of Sterling Oaks Phase 1 as shown on plan of record in book 8250 page 998 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to C. Hunter Rushton and Kathryn B. Chisholm by Warranty Deed from Timothy G. H. Hickman of record in Instrument No. 20070620-0073556 date June 15, 2007, and further conveyed to C. Hunter Rushton and Kathryn B. Chisholm Rushton by Quitclaim Deed from C. Hunter Rushton and Kathryn B. Chisholm of record in Instrument No. 20070620-0073559 dated June 15, 2007, 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 Sterling Oaks Phase 1, Lot 49 of record in Plat Book 8250, Page 998. 3) Easement for ingress-egress of record in Book 4600, Page 99. 4) Easement for Sanitary Sewer and Storm Drainage of record in Book 7250, Page 755. 5) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in in Book 10951, Page 547.and Amended in Book 11514, Page 959. and in any allied instruments(s) referred to in said restrictions. 6) Charter for

Sterling Oaks Home Owners Association of record in Book 10951, Page 540. 7) By-Laws for Sterling Oaks of record in Book 10951, Page 587.

This property is improved property known as 128 Sterling Oaks Ct, Brentwood, Tennessee 37027

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.

C. Hunter Rushton

Kathryn Chisholm Rushton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. Hunter Rushton and Kathryn Chisholm Rushton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of August, 2017.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 10184

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019