Quitclaim Deed

BILL GARRETT, Davidson County
Trans:T20170078272 DEEDQC
Recvd: 09/07/17 09:33 2 pgs
Fees:12.00 Taxes:0.00
20170907-0091889

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-RR-17-2122-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mitchell D. Whitson **James U. Rust**	**New Owner**	
(NAME)	(NAME)	**135-430.00**
2148 Smith Springs Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MITCHELL D. WHITSON, A MARRIED MAN** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MITCHELL D. WHITSON, A MARRIED MAN AS TO A 70% UNDIVIDED INTEREST AND JAMES U. RUST AS TO A 30% UNDIVIDED INTEREST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2, The Shoppes at Nashboro, Revision to Lot 2 on the First Amendment of the Resubdivision of Lot One, Final Plat, of record in Instrument No. 20090730-0071240, Revised in Instrument No. 20100819-0065609, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mitchell D. Whitson, a married man, by Corrective Quitclaim Deed from James U. Rust, recorded on 9-7-2017 in Instrument No. 20170907-0091888, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mitchell D. Whitson, a married man, by Quitclaim Deed from James U. Rust, IV, unmarried, recorded April 12, 2016 in Instrument No. 20160412-0035105; further being part of the same property conveyed to Mitchell Whitson, a married person and James U. Rust, IV, an unmarried person, by Warranty Deeds from Juanita Y. Sloan and James D. Sloan recorded November 3, 2004 in Instrument No. 20041103-0132643 and part of the same property from Civitan Home for Retarded Children, Inc., recorded October 14, 2004 in Instrument No. 20041014-0123823, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plans of record in Instrument Nos. 20050525-0059136, 20080214-0014652, 20090730-0071240 and 20100819-0065609, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20050331-0035165, Register's Office for Davidson County, Tennessee.
- Exception to Easement of record in Instrument No. 20051228-0154739, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20100609-0044766, Register's Office for Davidson County, Tennessee.
- Easements for Sanitary Sewer/Storm Drainage of record in Book 5526, Page 687 and Book 5531, Page 194, Register's Office for Davidson County, Tennessee.
- Easement for Transmission Line of record in Instrument No. 20120224-0016280, Register's Office for Davidson County, Tennessee.
- Application to Combine Parcels of record in Instrument No. 20050707-0078393, Register's Office for Davidson County, Tennessee.
- Ingress/Egress, Public Utility and Drainage Easements shown on the Plans of record in Instrument Nos. 20080214-0014652, 20090730-0071240 and 20100819-0065609, Register's Office for Davidson County, Tennessee.
- Easement for Sewage Disposal Line of record in Instrument No. 20030718-0100903, Register's Office for Davidson County, Tennessee.
- Grantee assumes all property taxes owed for 2017 and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

Witness my/our hand(s) this the 28th DAY OF AUGUST, 2017.

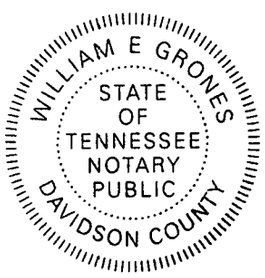
Mitchell D. Whitson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of August, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212