Bill Garrett Davidson County
Batch# 2317 DEEDWARR
09/19/2017 01:13:03 PM 2 pgs
Fees: $13.00 Taxes: $924.63
20170919-0095948

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1302

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tracey J. Barr nka Tracey Rutherford, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marc Ruffer, an unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13, Map of Chappell's Subdivision of Lot Nos. 21, 23, 25, 27, 29, 31, 33, 35, and 37, of record in Book 1130, Page 11, part of the Monte Vista Plan of record in Book 421, Page 143, Register's Office, Davidson County, Tennessee, and described according to a survey dated January 17, 1940, by Blanchard & Parrish, Engineers, as follows:

Beginning at a point in the Northerly margin of McAlpine Avenue, 189.2 feet West of the intersection of a curve of the Westerly margin of Kennedy Street, the common corner of Lot Nos. 13 and 14 of Chappell's Subdivision; thence Westerly with the Northerly margin of McAlpine Avenue, 50 feet to a point, the common corner of Lots 12 and 13; thence Northerly with the common line between Lot Nos. 12 and 13, 170 feet to a point; thence Easterly 50 feet to a point, the common corner of Lots 13 and 14 of the Chappell Subdivision; thence Southerly with the common line between Lot Nos. 13 and 14, 170 feet to a point of beginning.

Being the same property conveyed to Tracey J. Barr, unmarried by Warranty Deed from Brenda R. Drake Johnson, unmarried of record in Instrument No. 20000524-0051878, Register's Office for Davidson County, Tennessee, dated May 19, 2000.

Tracey J. Barr nka Tracey Rutherford is married to Jeremy Rutherford and he joins in this conveyance to convey any and all martial interest in the property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1237 McAlpine Avenue, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 13th day of September, 2017.

Tracey Rutherford
Tracey Rutherford

Jeremy Rutherford

State of Tennessee)
County of Davidson)

On this 13th day of September, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Tracey Rutherford and Jeremy Rutherford the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 249,900.00.

Affiant

Sworn and subscribed before me on this the 13th day of September, 2017.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Marc Ruffer	Farmington Mortgage	061-16-0-016.00
1237 McAlpine Avenue	2002 Richard Jones Road, Suite 300A	
Nashville, TN 37216	Nashville, TN 37215	