Bill Garrett Davidson County
Batch# 2499 DEEDWARR
09/20/2017 09:14:06 AM 2 pgs
Fees: $13.00 Taxes: $296.00
20170920-0096213

Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217, Nolensville, TN 37135

#1509

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
James E. Buck, Jr.	(NEW OWNER)	Map 118-08-00-
P O Box 110849		Parcel 14.00
Nashville, TN 37222		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Ste 3A, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Mike Rutledge,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **James E. Buck, Jr.,** (The "Grantee"), his heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Map of Grandview Heights, of record in Book 161, pages 11 and 15, said Register's Office, described as follows:

SAID Lot No. 59 fronts 50 feet on the Easterly side of Eugenia Avenue and runs back between parallel lines 150 feet to an alley in the rear.:

Being the same property conveyed to Michael Wayne Rutledge (aka Mike Rutledge) by warranty deed dated March 18th, 2014, from Benjamin L. Waller and wife, Shirley N. Waller of record in Instrument No. 20140321-0023552, said Register's Office.

This is not the personal, primary and/or marital residence of Grantor, spouse and/or any dependents.

THIS IS PART OF AN EQUAL VALUE EXCHANGE OF REAL PROPERTY BETWEEN GRANTOR AND GRANTEE.

This is the same legal as used in last Deed of record.

This conveyance is subject to the following:

1. 2017 Taxes, a lien not yet due and payable and assumed by Grantees.
2. Any and all matters appearing on the Plan of record in Plat Book 161, pages 11 and 15, said Register's Office.

This is improved property commonly known as **2312 Eugenia Avenue, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me this 12th day of September, 2017.

Notary public:
My commission expires: 11/21/2018

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of September, 2017.

Mike Rutledge

[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 **Mike Rutledge**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged HE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 12th of September, 2017.

Notary Public
My Commission Expires: 11/21/2018