RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

This Instrument Prepared By and Returned To:

Concord Title
10690 Murdock Drive
Knoxville, TN 37932
File No. 20170306

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is ~~$283,000.00~~, which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30th day of October, 2017.

Notary Public
My Commission Expires:_____

Bill Garrett Davidson County
Batch# 19641 DEEDWARR
10/31/2017 10:20:15 AM 2 pgs
Fees: $13.00 Taxes: $1,047.10

20171031-0111403

WARRANTY DEED

THIS INDENTURE, made this 30th day of October, 2017, among:

WILLIAM STANTON MASSA III AND PHILIP TRACY MASSA,

(the "**Grantor**")

AND

Lawrence M Rush, Jr. and Vikki M. Rush, husband and wife

of Davidson County, Tennessee, (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Final Plat Long Hunter Chase, a Residential Planned Unit Development, Phase 1, Section II of record in Plat Book 9700, Page 638, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William S. Massa and wife, Laura B. Massa by Warranty deed from Barry Construction Company, a Tennessee Corporation of record in Book 11276, page 834, Register's Office for Davidson County, Tennessee, dated December 30, 1998.

Being the same property conveyed to William S. Massa by Quitclaim deed from Laura B. Massa of record in Instrument No. 20011005-0108815 Register's Office for Davidson County, Tennessee, dated August 31, 2001. William S. Massa died September 19, 2016. William Stanton Massa, III and Philip Tracy Massa are the heirs at law of William S. Massa (a/k/a William S. Massa Jr.) as shown in the Affidavit of Heirship of record in Instrument No. 20171031-0111400 and Instrument No. 20171031-0111401, said Register's Office.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the

Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned has executed this instrument on the date first above written and also by and through his designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Insttrument 20171031-0111402, in the aforementioned Register's Office.

William Stanton Massa, III

Philip Tracy Massa by WSM AS Attorney in Fact
Philip Tracy Massa
By: William Stanton Massa, III, Attorney in Fact

State of Tennessee
County of Hamblen

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, William Stanton Massa III , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of **Philip Tracy Massa,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 30th day of October, 2017.

Notary Public
My Commission Expires: 12-20-17

ANGELA SMITH STATE OF TENNESSEE NOTARY PUBLIC HAMBLEN COUNTY

State of Tennessee
County of Hamblen

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Stanton Massa, III, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of October, 2017.

Notary Public
My Commission Expires: 12-20-17

ANGELA SMITH STATE OF TENNESSEE NOTARY PUBLIC HAMBLEN COUNTY

Owner Name & Property Address:

Name: Lawrence M Rush, Jr. and Vikki M. Rush
Address: 309 Paddington Court
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

SAME

Tax ID: 151-09-0A-049.00-CO