Bill Garrett Davidson County
Batch# 46708 DEEDWARR
01/10/2018 03:26:30 PM 2 pgs
Fees: $13.00 Taxes: $1,515.15
20180110-0003491

WARRANTY DEED

31284

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th day of January, 2018.

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

KORTALEKELLEY LAW FIRM

330 Commerce Street, Ste. 110, Nashville, Tennessee 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
THOMAS J. KUSH & LAURIE B. KUSH	U. S. BANK NATIONAL ASSOCIATION	155-03-0C
(NAME)	(NAME)	001.00CO
8008 Poplarwood Road	2300 Wall Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Cincinnati, OH 45212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($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, I/we, **ROBERT WOOLF FAMILY TRUST, (as to 70% undivided interest) AND BARBARA E. WOOLF FAMILY TRUST, (as to 30% undivided interest)**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THOMAS J. KUSH AND LAURIE B. KUSH, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, a 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. 1 on the Final Plat of Poplar Wood, Section One, a Planned Unit Development,** of record in Book 9700, Page 196, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all the same property conveyed to ROBERT WOOLF AND WIFE, BARBARA R. WOOLF, by deed from THE JONES CUSTOM HOMES OF TENNESSEE, INC., A TENNESSEE CORPORATION, of record in Book 11301, Page 627, said Register's Office. Subsequently, Robert Woolf and wife, Barbara R Woolf, having conveyed their interest to Robert Woolf and Barbara R. Woolf, as Tenants in Common by deed of record in Instrument No. 20040806-0095042, said Register's Office. Then, Barbara Engel Woolf having conveyed to Robert Woolf a twenty percent (20%) undivided interest, hold such interest as his sole and individual property as a tenant in common with Barbara Egel Woolf, such that the new proportionate undivided interest of Barbara Egel Woolf is thirty present (30%) and the new proportionate undivided interest is seventy percent (70%) by deed of record in Instrument No. 20080617-0062089, said Register's Office.

- CONTINUED ON PAGE 2 –

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Robert Woolf then conveyed his interest (which is a seventy percent (70%) undivided interest) to Robert Woolf, Trustee under that certain trust agreement establishing the Robert Woolf Family Trust dated June 16, 2008 by deed of record in Instrument No. 20080617-0062090 and Instrument No. 20080716-0072588, all in said Register's Office. Barbara Egel Woolf then conveyed her interest (which is a thirty percent (30%) undivided interest) to Barbara E. Woolf, Trustee under that certain trust agreement establishing the Barbara E. Woolf Family Trust dated June 16, 2008, by deed of record in Instrument No. 20080617-0062091 and Inst. No. 20080716-0072587, all in said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions and By-Laws, of Poplar Wood of record in Book 9019, Page 334, in Book 10013, Page 935, and in Book 10206, Page 512, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING Improved property known as: **8008 Poplarwood Road, Nashville, TN, 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 WHEREOF, our hands, this 10th day of January, 2018.

ROBERT FAMILY TRUST

By: _____
ROBERT WOOLF TRUSTEE

BARBARA E. WOOLF FAMILY TRUST

By: _____
BARBARA E. WOOLF TRUSTEE

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named (*)**ROBERT WOOLF FAMILY TRUST, (as to 70% undivided interest) AND**(**)**BARBARA E. WOOLF FAMILY TRUST, (as to 30% undivided interest)**, 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.

(*) ROBERT WOOLF, TRUSTEE
(**) BARBARA E. WOOLF, TRUSTEE

Witness my hand and official seal at Nashville, Tennessee, this 10th day of January, 2018.

My Commission Expires: 07/02/18

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, 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.

_____
PETER WEISS

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

_____
Notary Public