WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-3-20

(AFFIX SEAL)

JESSICA LASCELLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-VRES-18-4526

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)
Rachel Rustmann and Walter Rustmann	Navy Federal Credit Union	
(NAME)	(NAME)	
4526 Michigan Avenue	5550 Heritage Oaks Dr.	**091-08-0S-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Pensacola, FL 32526	
(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, **WHITE PEACH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL RUSTMANN, A SINGLE WOMAN AND WALTER RUSTMANN, A MARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP,** 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:

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit B on the Plan of 4524 Michigan Avenue Townhomes, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for 4524 Michigan Avenue Townhomes, of record in Instrument No. 20170306-0022119, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4524 Michigan Avenue Townhomes provided in said Declaration, together with the By-Laws appended thereto, the plat filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for amore complete identification, description and placement of such Unit.

Being a portion of the property conveyed to White Peach Development, LLC, a Tennessee limited liability company by Warranty Deed from Alan D. Oakley, a single man, dated February 22, 2017, recorded February 27, 2017, of record in Instrument No. 20170227-0018989, Register's Office for Davidson County, Tennessee, and further, being a portion of the property conveyed to Alan D. Oakley by Quitclaim Deed from Desiree Oakley, dated December 27, 2016, recorded January 12, 2017, of record in Instrument No. 20170112-0003683, said Register's Office, and further, being a portion of the property conveyed to Desiree Oakley by Quitclaim Deed from Eastoak, LLC, dated January 31, 2014, recorded January 31, 2014, of record in Instrument No. 20140131-0008832, said Register's Office.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170306-0022119, Register's Office for Davidson County, Tennessee.
- Charter for 4524 Michigan Avenue Townhomes of record in Instrument Number 20170315-0025166, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4526 Michigan Avenue, Nashville, Tennessee 37209**.

Bill Garrett Davidson County
Batch# 63505 **DEEDWARR**
02/28/2018 11:27:36 AM 2 pgs
Fees: $13.00 Taxes: $1,533.65

20180228-0018779

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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 my/our hand(s) this the 26th DAY OF FEBRUARY, 2018.

White Peach Development, LLC

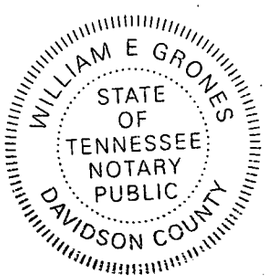
BY: _____
Linda Foss
Chairman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA FOSS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHAIRMAN of WHITE PEACH DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such CHAIRMAN executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of February, 2018.

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



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