Bill Garrett Davidson County
Batch# 75858 DEEDQC
04/03/2018 11:21:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20180403-0031025

Prepared By

Name: Robert Rutherford
Address: 1609 West Road

State: Tennessee Zip Code: 37072

After Recording Return To and send tax bills to
Name: Steven Rutherford
Address: 1609 West Road

State: Tennessee Zip Code: 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
[signature], Affiant
Subscribed and sworn before me this the
3 Day of April, 2018.
[signature], Deputy Register

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE

Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to Robert Rutherford, a single man, residing at 1609 West Road, County of Davidson, City of Goodlettsville, State of Tennessee (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Steven and Gia Rutherfor, a married couple, residing at 1609 West Road, County of Davidson, City of Goodlettsville, State of Tennessee (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description: N/S WEST RD E OF CAMPBELL RD

Legal Reference: 20160518-0049456

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

~~**To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.**~~

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Robert Rutherford
Grantor's Signature
Robert Rutherford

Grantor's Name
1609 West Road

Address
Goodlettsville, TN 37072

City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

In Witness Whereof,

Witness's Signature
Brandon McMurtry
Witness's Name
112 Long Hollow Pk
Address
Goodlettsville, TN 37072
City, State & Zip

Witness's Signature
Kevin Rogers
Witness's Name
112 Long Hollow Pike
Address
Goodlettsville TN 37072
City, State & Zip

STATE OF TENNESSEE)

COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Rutherford whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 3rd day of April, 2018.

ADAM MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan 3, 2022

Notary Public

My Commission Expires: 1/3/2022

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BILL GARRETT, Davidson County
Trans:T20160041570 DEEDWARR
Recvd: 05/18/16 09:22 2 pgs
Fees:13.00 Taxes:1294.63
[redacted]
20160518-0049456

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF May, 2016.

Notary Public
MY COMMISSION EXPIRES: 5-20-19
File No. G16-4649D

JESSICA GRAHAM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 05-20-2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Steven Rutherford and Gia A. Rutherford, husband and wife, and Robert Rutherford, unmarried (NAME) 1609 West Road (STREET ADDRESS) Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	LenderOne Financial (NAME) 11020 King Street #390 (STREET ADDRESS) Overland Park, KS 66210 (CITY) (STATE) (ZIP)	33-186

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Gary W. Reinke and Belinda D. Reinke, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven Rutherford and Gia A. Rutherford, husband and wife, and Robert Rutherford, unmarried,** HEREINAFTER CALLED THE GRANTEES, 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, lying just off Campbell Road and more particularly described as follows:

SAID parcel of land fronts 80 feet on a right-of-way road and has as its southwest corner a corner with land owned by Herbert West, and runs back 200 feet between parallel lines, with said Herbert West property, to a dead line.

BEING the same property conveyed to Gary W. Reinke and wife, Belinda D. Reinke from George P. Holy and wife, Norma J. Holt, by Deed dated August 25, 2000, as Instrument No. 20000905-0087746, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Plumbing Permit for detached structure as recorded in Book 9639, page 102, Register's Office for Davidson County, Tennessee.
2. Easement for sanitary sewers/storm drainage as recorded in Book 7688, page 145, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.