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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 180415959**<br><br>Bill Garrett Davidson County<br>Batch# 98323 **DEEDWARR**<br>05/30/2018 03:01:13 PM 2 pgs<br>Fees: $13.00 Taxes: $4,495.50<br>20180530-0051644 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,215,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 29th day of May, 2018.<br><br>Notary Public<br>My Commission Expires: 3/6/22<br><br>STATE OF TENNESSEE NOTARY PUBLIC<br>ASHLEY POSTON-WILLIAMSON<br>DAVIDSON COUNTY, TN |

## WARRANTY DEED

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| Address New Owner:<br>Charles C. Rushing and Ashby Reid Rushing<br>2502 Ashwood Avenue<br>Nashville TN 37212 | Send Tax Bills To:<br>Navy Federal Credit Union<br>820 Follin Lane<br>Vienna, VA 22180 | Tax Information:<br>Tax Parcel ID No.<br>104-15-0-035.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michele K. Keith, married and Michele E. Keith, unmarried, as tenants in common** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Charles C. Rushing and Ashby Reid Rushing, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being easterly half of Lot No. 68 on the Plan of Map of Sunset Park Subdivision, of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 68 fronts 50 feet on the Northerly side of West Ashwood Avenue, formerly "A" Street, and runs back between parallel lines, 160.5 feet to a dead line.

Being the same property conveyed to Michele K. Keith, married and Michele E. Keith, unmarried, as tenants in common by Quitclaim Deed from MK Squared, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170221-0017495, Register's Office for Davidson County, Tennessee, dated February 15, 2017 and recorded on February 21, 2017.

Michele K. Keith warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.
Subject to all matters shown on the Plan of record in Plat Book 332, Page 132, Register's Office for Davidson County, Tennessee.

This is improved property located at 2502 Ashwood Avenue Nashville TN 37212

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantors have executed this instrument on this 29th day of May, 2018.

Michele K. Keith

Michele E. Keith

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michele K. Keith and Michele E. Keith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2018.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022