Bill Garrett Davidson County
Batch# 103315 DEEDWARR
06/12/2018 10:36:20 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20180612-0056260

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Dr.
Brentwood, TN 37027
18-0285D

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of June, 2018

Notary Public
Commission Expires: 5-5-2020

EMILY MARGARET CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Latoiya Rucker 3908 Augusta Dr. Nashville, TN 37207	Latoiya Rucker	059-11-0-071.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Ronald Gunn, _____

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Latoiya Rucker, A Single Woman

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, being Lot No. 362 on the Plan of Section 3, Haynes Manor of record in Plat Book 4175, Page 11, 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 Ronald Gunn by Quitclaim deed from Marvin Peebles of record in Instrument No. 20180504-0042830 Register's Office for Davidson County, Tennessee, dated May 03, 2018 and recorded on May 04, 2018.

Also being the same property conveyed to Ronald Gunn by Trustee's Deed from Eva M. Lemeh, Chapter 11 Trustee in the Bankruptcy Case of REO Holdings, LLC of record in Instrument No. 20171108-0115211, Register's Office for Davidson County, Tennessee, dated August 17, 2017 and recorded on November 08, 2017.

Also being the same property conveyed to Marvin Peebles, unmarried by Warranty Deed from Lullavee Allen, heir at law of Lucinda R. Walston, of record in Book 9870, Page 805, Register's Office for Davidson County, Tennessee, dated November 27, 1995 and recorded on November 28, 1995; and to REO Holdings, LLC by Final Decree Confirming Sale recorded in Instrument No. 20150302-0017473, Register's Office for Davidson County, Tennessee, dated January 30, 2015 and recorded on March 2, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3908 Augusta Dr., Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so 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 heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of June, 2018.

Ronald Gunn

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Ronald Gunn

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 5th day of June, 2018.

Notary Public

My Commission Expires: 5 6 19

(Notary Seal)

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.