WARRANTY DEED

O-VRES-18-215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JUNE, 2018.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFF

Bill Garrett Davidson County
Batch# 105256 DEEDWARR
06/15/2018 12:42:54 PM 2 pgs
Fees: $13.00 Taxes: $662.30

20180615-0057796

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)
Laura Marie Rutherford	RENASANT BANK	
(NAME)	(NAME)	**75-9-41.00**
215 Bonnafield Drive	2001 PARK PLACE NORTH, STE 150	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	BIRMINGHAM, AL 35203	
(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, **SHAYNE LEA THIGPEN, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA MARIE RUTHERFORD, A SINGLE PERSON,** 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:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Hermitage Hills, Section 1, of record in Plat Book 2900, Page 48, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Thigpen, Jr. and wife, Jeane M. Thigpen by Warranty Deed from Jaime P. Montalvo and wife, SuPajee K. Montalvo, recorded January 7, 1993 in Book 8835, Page 110 and further being the same property conveyed to James Thigpen and wife, Jeane Thigpen, Trustees U/A/D May 29, 1997 of the Thigpen Joint Revocable Living Trust Ageement and any Successors in Trust, and any amendments thereto, by Quitclaim Deed from James Thigpen, Jr. and wife, Jeane M. Thigpen, recorded June 5, 1997 in Book 10482, Page 426, Register's Office for Davidson County, Tennessee. James Thigpen, a/k/a James Junior Thigpen and further a/k/a James Thigpen, Jr., having died on June 21, 2010 and Jeane Thigpen, a/k/a Nelda Jeane Thigpen, having died on May 3, 2014, with James Rex Thigpen named as Successor Trustee of the Thigpen Joint Revocable Living Trust Agreement, executed on May 29, 1997. By Quitclaim Deed recorded July 1, 2014 in Instrument No. 20140701-0057938, Register's Office for Davidson County, Tennessee, James Rex Thigpen, Successor Trustee, conveyed the property to Shayne Lea Thigpen.

NOTE: TANNA THIGPEN JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 48, Register's Office for Davidson County, Tennessee;
- Covenants. conditions, restrictions, easements or servitudes, if any, appearing in the public records;
- Taxes for year 2018 and thereafter, not yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **215 Bonnafield Drive, Hermitage, Tennessee 37076**.

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 8th DAY OF JUNE, 2018.

Shayne Lea Thigpen

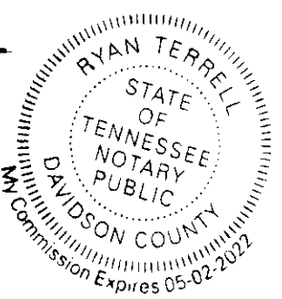
Tanna Thigpen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAYNE LEA THIGPEN AND TANNA THIGPEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of June, 2018.

Notary Public
My Commission Expires: 5/2/22
(SEAL)



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