G#31014-2

This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
116 Center Ct
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

Bill Garrett Davidson County
Batch# 118010 DEEDWARR
07/18/2018 12:18:15 PM 2 pgs
Fees: $13.00 Taxes: $1,265.40

20180718-0070009

BOX #14

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RUSH LEGACY, LLC, A UTAH LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO LINDSEY ERVIN, **A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 17 ON THE MAP OF EASTLAND BAPTIST CHURCH SUBDIVISION OF BLOCK B AND C OF YOUNG WILHOITE'S PLAN OF THE DOUGLAS PROPERTY, ON THE PLAN OF RECORD IN PLAT BOOK 421, PAGE 155, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED TO RUSH LEGACY, LLC BY WARRANTY DEED FROM MARY L. CAMPBELL, A WIDOW, DATED JULY 1, 2016 AND RECORDED ON JULY 11, 2016 IN INSTRUMENT NO. 20160711-0070920, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 1110 DOUGLAS AVE, NASHVILLE, TN 37206, AND IS DESIGNATED AS MAP AND PARCEL NO. 072-13-0/427.00.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 421, Page 155, Register's Office for Davidson County, Tennessee;

2) Joint Driveway Agreement of record in Book 3461, Page 312, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, 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.

Witness our hands this 14 day of July, 2018.

RUSH LEGACY, LLC

BY: _____
APRIL SEAY, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared APRIL SEAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be authorized agent (or other officer authorized to execute the instrument) of RUSH LEGACY, LLC, the within named bargainor, a Limited Liability Company, and that such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing her name as authorized agent of RUSH LEGACY, LLC.

DONE at offices in Clarksville, TN, on this the 14 day of July, 2018.

_____
NOTARY PUBLIC
My commission expires: 5/17/22

MORGAN L. WOMACK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF ~~TN~~ TENNESSEE
COUNTY OF ~~MONT.~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $342,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 17th day of July, 2018.

_____
NOTARY PUBLIC
My commission expires: 11/9/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s) as follows:
LINDSEY ERVIN
199 SPY GLASS WAY
HENDERSONVILLE, TN 37075

Send Tax Bills To:
New Owners

Map and Parcel Number(s): 072-13-0/427.00