Bill Garrett Davidson County
Batch# 129820 DEEDWARR
08/16/2018 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $421.80
20180816-0081351

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-15-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

18003307

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Robbins	Mark Robbins	
(NAME) 3100 West End Avenue, Suite 1070	(NAME) 3100 West End Avenue, Suite 1070	107 14 0A 066.00
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Richard E. Rush, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Robbins, married** 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 a part of the Plan of Copperfield Terrace Condominiums, as recorded in Book 6250, Page 50, Register's Office for Davidson County, Tennessee, the part hereby described as being Unit No. 66, on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, Page 790, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to Richard E. Rush and wife, Elocie M. Rush by Warranty Deed dated April 15, 2004 from Mark G. Robbins and Karen M. Robbins, husband and wife, of record in Instrument Number 20040422-0045803, Register's Office for Davidson County, Tennessee. Elocie M. Rush having since died on October 31, 2017, leaving property vested solely in the name of Richard E. Rush, as surviving tenant by the entirety.

Upon oath Richard E. Rush warrants, covenants and certifies that the afore described real property is not his homestead as defined by Statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **1204 Massman Drive, Nashville, Tennessee** 37217

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 do 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 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 our hands this 16th day of August, 2018.

Richard E. Rush

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard E. Rush the bargainor (s), 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 Nashville, Tennessee this 16th day of August, 2018.

Commission expires: 5-15-21

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires May 15, 2021

Heather Lee
Notary Public

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 218
SMYRNA, TN 37167

True Copy Certification

I, Nikki McKinney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

NMCKinney
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather Lee
Notary's Signature

My Commission Expires: 5-15-21
Notary' Seal (if on paper)

