Bill Garrett Davidson County
Batch# 131778 DEEDWARR
08/21/2018 03:17:40 PM 2 pgs
Fees: $13.00 Taxes: $1,132.20

20180821-0082955

(Notary Stamp)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $306,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of August, 2018.

Notary Public

My commission expires: 07/06/20

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Bryan C. Rushton and Lindsay N. Rushton	new owners	**082-08-0-290.00**
953 Seymour Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Robyn Johnson Shade, married, and David L. Johnson and Charisse A. Johnson, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Bryan C. Rushton and Lindsay Rushton, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING part of Lot No. 6 in The Division of the Estate of John Hobson, deceased, a plan of which is of record in Minute Book L, Page 363, Circuit Court of Davidson County, Tennessee, and described as follows:

BEGINNING in the center of Seymour Avenue at the Southeast corner of A.W. Hooker's Subdivision, as of record in Book 57, Page 131, Register' s Office for Davidson County, Tennessee; thence with the center of said Avenue, easterly 50 feet, more or less; thence northwardly 208 feet to a stake; thence westwardly 50 feet, more or less, to a stake; thence southwardly 208 feet to the beginning.

BEING the same property conveyed to Robyn Johnson, unmarried, and David L. Johnson and Charisse A. Johnson, husband and wife, by Warranty Deed from Coral Lee Nocton Kanies f/k/a Coral Lee Nocton, a married woman, of record in Instrument No. 20140827-0078343 Register's Office for Davidson County, Tennessee, recorded on August 27, 2014; the said Robyn Johnson having since married and is now known as Robyn Johnson Shade; Travis Shade, spouse of Robyn Johnson Shade, joins in this conveyance to convey any interest he may have in the subject property, particularly any marital interest.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BR-18-953

SP 11/2015

This is improved property known as **953 Seymour Avenue, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20th day of August, 2018.

Robyn Johnson Shade

Travis Shade

David L. Johnson by Robyn Shade his Attorney in Fact
David L. Johnson by Robyn Johnson Shade, his Attorney in Fact

Charisse Johnson by Robyn Shade her Attorney in Fact
Charisse A. Johnson by Robyn Johnson Shade, her Attorney in Fact

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, Robyn Johnson Shade and Travis Shade, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 20th day of August, 2018.

Notary Public
My Commission Expires: 9-30-2019

JOHN W. BISHOP NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires September 30, 2019

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, Robyn Johnson Shade, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as the Attorney in Fact in behalf of David L. Johnson and Charisse A. Johnson and who acknowledged that she executed the same as the free act and deed of the said David L. Johnson and Charisse A. Johnson.

Witness my hand and official seal this 20th day of August, 2018.

Notary Public
My Commission Expires: 9-30-2019

JOHN W. BISHOP NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires September 30, 2019

SolomonParks File No. 18-001265-528

SP 11/2015