This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18361

Karen Y Johnson Davidson County
Batch# 149261 **DEEDWARR**
10/04/2018 03:06:50 PM 2 pgs
Fees: $13.00 Taxes: $739.63

20181004-0098788

Send Tax Bills To:
CITIZENS BANK
6100 TOWER CIRCLE SUITE 600
FRANKLIN, TN 37067

New Owner is:
Nathan K. Rusk
2120 Lebanon Pike, #101
Nashville, TN 37210

MAP: 095-05-0B
PARCEL: 093.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Michael L. McDaniel, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Nathan K. Rusk, an unmarried man, and Jennifer Stroud, an unmarried woman, tenants in common with right of survivorship,** hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 2120 Lebanon Pike, Unit 101, Nashville, TN 37210

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit 101, Easthaven Townhomes, Phase 2, as shown in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010806-0083543, amended in Instrument No. 20020709-0082357, and amended as to Phase 2 in Instrument No. 20030425-0055753, 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 Michael L. McDaniel, unmarried, by Warranty Deed from Justin A. Dansby, an unmarried man, dated 6/4/10 and recorded 6/10/10 in Instrument No. 20100610-0045158, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind himself and his heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 25th day of September, 2018.

GRANTOR:

Michael L. McDaniel

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Michael L. McDaniel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 25th day of September, 2018.

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $199,900.00.

Affiant

SWORN TO and subscribed before me this 26TH day of SEPTEMBER, 2018.

Carmen Coats
NOTARY PUBLIC

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

My commission expires: