WARRANTY DEED

Karen Johnson Davidson County
Batch# 209276 DEEDWARR
03/25/2019 09:25:21 AM 2 pgs
Fees: $13.00 Taxes: $1,283.53

20190325-0026529

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day March 2019.

Sarah M. Troupe
Notary Public

MY COMMISSION EXPIRES: 11/22/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aaron Rucker	Reliant Bank	032-09-0- B-008.00CO
(NAME)	(NAME)	
4936 Indian Summer Drive	105 Continental Pl. Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Brentwood, TN 37027	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Claudette D. Smith and Eulalee Williamson and Mark Fishburn**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Aaron Rucker and Denika Rucker and Aaron Rucker, wife and husband** hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 37, on the First Revision of Quail Ridge, Phase One - Section Seven, of record in Instrument No. 20060627-0076568, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Claudette D. Smith, and unmarried person and Eulalee Williamson, an unmarried person, as joint tenants with the right of survivorship by Warranty Deed dated 10/26/2012 from Jammy L. Kendall, unmarried of record in Instrument 201211010100430, Register's Office for Davidson County, Tennessee. Mark Fishburn joins to convey any and all marital interest he may have in said property.

This conveyance subject to all matters as set forth per Instrument 200606270076568, Restrictive Covenants of record in Instrument 200509200113100, Deed of Conveyance of record in Book 11444, Page 161, Stormwater Detention Agreement of record in Instrument 200409020106431, Homeowners Association of record in Instrument 200509200113101, Homeowner's Association of record in Instrument 200705140057000, said Register's Office

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4936 Indian Summer Drive, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 1 day March 2019.

Claudette D. Smith

Eulalee Williamson

Eulalee Williamson

Mark Fishburn

Mark Fishburn

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claudette D. Smith, Eulalee Williamson, and Mark Fishburn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of March, 2019.

Notary Public:

My Commission Expires: February 10, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

~~RETURN TO:~~
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075