Karen Johnson Davidson County
Batch# 236796 DEEDWARR
05/31/2019 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20190531-0051577

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$325,000.00.** Affiant Subscribed and sworn to before me, this the 29th day of May, 2019. Notary Public My commission expires: 4-13-22 (AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Albert C. Rush	Highlands Residential Mtg	**Map 084-08-0 Parcel 044.00**
2922 Fernbrook Lane	12001 N. Central Expressway #150	
Nashville, TN 37214	Dallas, TX 75243	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Audrey Thompson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Albert C. Rush, a single man

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 Lot No. 195 on the Plan of Section Seven Lincoya Hills, of record in Plat Book 2331, Page 119, amended in Book 4218, Page 135, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Audrey Thompson, by Deed dated August 11, 2008 from Robert L. Farrington, of record in Instrument No. 20080814-0083678, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Audrey Thompson, pursuant to a Power of Attorney executed by her on the 4th day of April, 2019, of record in Instrument No. _____ 201905310051576 _____, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 2331, Page 119, amended in Book 4218, Page 135, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 2540, Page 55, Register's Office for Davidson County, Tennessee. (3) Charter of Lincoya Hills Neighborhood Association, Inc., of record in Instrument No. 20120611-0050818, said Register Office. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **2922 Fernbrook Lane, Nashville, TN 37214**

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 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 my/our hand(s) this **29th** day of **May, 2019.**

Audrey Thompson By Andrew Wood ATTORNEY IN FACT

Audrey Thompson by Andrew Wood, Attorney-in-Fact

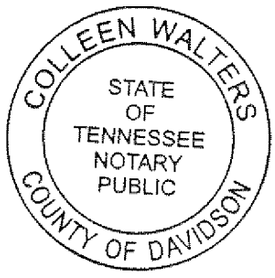
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of May, 2019, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Andrew Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Audrey Thompson, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Audrey Thompson, for the purpose therein contained, by signing the name of Audrey Thompson, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **May, 2019.**

Colleen Walters
Notary Public

My Commission Expires: 5-9-23



CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY (SEAL)