Karen Johnson Davidson County
Batch# 332923 DEEDWARR
12/20/2019 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20191220-0131713

Warranty Deed

#35173



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this the 17th day of December, 2019.

Notary Public

My commission expires: October 2, 2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Timothy William Bush Allyson Suzanne Bush	Triumph Mortgage	118-01-0D-001.00-CO
1208A Kirkwood Avenue	1125 Schilling Blvd E Ste 107	
Nashville, TN 37212	Collierville, TN 38017	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **ELIZABETH C. MCMANUS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY WILLIAM BUSH AND ALLYSON SUZANNE BUSH, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. A, also known as unit Unit No. 81A, together with the appurtenant interest in the common elements on the Plan of Kirkwood Townhomes, a horizontal property regime with Private Elements as shown on Exhibit "C" to the Declarations of Covenants, Conditions and Restrictions of record in instrument No. 20070524-0062286, being located upon Lot No. 81 on the Plan of Victoria Place of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Elizabeth C. McManus, an unmarried woman by Warranty deed from Timothy Ross and wife, Jan E. Harris of record in Instrument No. 20141027-0099052 Register's Office for Davidson County, Tennessee, dated October 22, 2014 and recorded on October 27, 2014.

The address of the herein described property is believed to be 1208A Kirkwood Avenue, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17 day of December 2019.

Elizabeth C. McManus

STATE OF Oregon
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elizabeth C. McManus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17 day of DECEMBER 2019.

Notary Public

My Commission Expires: 8/23/2022

OFFICIAL STAMP
JANET JOAN MILLER
NOTARY PUBLIC - OREGON
COMMISSION NO. 977602
MY COMMISSION EXPIRES AUGUST 23, 2022

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

