33035-5

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 378886 **DEEDWARR**
03/30/2020 08:15:43 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20200330-0033637

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$500,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of March, 2020.

Notary Public

My commission expires: 11/9/21
(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Ian Laseter Bush	**"New Owner(s)"**	**083-10-0-229.00**
1712 Ordway Place		
Nashville, TN 37206		

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,

John Jay Bush, a married man

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

Ian Laseter Bush, an unmarried 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. 294 on the Plan of McEwen Place, of record in Plat Book 332, page 133, 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 John J. Bush, married, by Deed dated May 29, 2015 from Michael James Latterell, married, of record in Instrument No. 20150602-0051408, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record as shown in Plat Book 332, page 133, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable.**

The property conveyed herein is not the place of residence of the Grantor or his spouse.

This is improved property, known as **1712 Ordway Place, Nashville, TN 37206**

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 25 day of **March, 2020.**

John Jay Bush

STATE OF NEVADA
COUNTY OF CLARK

Personally appeared before me, a Notary Public of said County and State, **John Jay Bush,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Las Vegas, Nevada, this 25th day of **March, 2020.**

Notary Public

My Commission Expires: 06/22/2020

RICARDO AYALA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 6-22-2020
Certificate No: 12-8060-1