Karen Johnson Davidson County
Batch# 463157 DEEDWARR
08/25/2020 10:13:24 AM 2 pgs
Fees: $13.00 Taxes: $1,370.48
20200825-0095985

WARRANTY DEED

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,400.00

Gerald J Busby III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF August, 2020.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald L. Busby III	new owner	
(NAME)	(NAME)	07207016200
1222 Kenmore Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, Elliott Rushing** , HEREINAFTER CALLED THE GRANTOR HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gerald L. Busby III a single man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 the West one-half of Lot No. 78 on the Map of Kenmore Place, of record in Book 332, Page 32, Register's Office for said County. Said part of said lot fronts 50 feet on the southerly side of Warner Avenue and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Elliott Rushing, a married man, by virtue of that certain Warranty Deed dated December 6, 2019, and being of record at Instrument No. 20191211-0127682, in the amount of $167,000.00 in the Register's Office of Davidson County, Tennessee.

The above described property is not the primary residence of the Grantor nor his Spouse and has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those Subject to all matters shown in Plat Book 332, Page 32, in the said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1222 Kenmore Place Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
TILE #: R-CSB 20-1272

Witness my hand this 21 day of August, 2020.

Elliott Rushing

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Elliott Rushing and** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of August, 2020.

Emily D Reed
Notary Public

My Commission Expires: 1/8/2024

EMILY D REED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 8, 2024