WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDOSN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
John Henke	**Same as Owner**	**Map 127-9**
(NAME)	(NAME)	
8432 Rolling Hills Drive		**Parcel 12**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, WE, **LINDA SUE SIMMONS AND HUSBAND, RONALD D. RUNYEON** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN HENKE AND ROBERT TROY WILLIAMS, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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.8 on the Plan of Merrymount Acres, Section 4, as of record in Book 4460, pages 126 and 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Linda Sue Simmons by deed from Susan H. Moseley (as Executrix of the Estate of John Paul McGrath, Jr.), Joanne D. Ward-McGrath, Patti McGrath Grimm, Nina McGrath Doscher, Paul McGrath Friedman, Pam McGrath Steely, and John Paul McGrath, III, of record as Instrument No. 20010103-0001173, Register's Office for Davidson County, Tennessee.

Jim Waechter is signing on behalf of Linda Sue Simmons and Ronald D. Runyeon pursuant to the Power of Attorney of record as Instrument No. 20050803-0091272, Register's Office for Davidson County, Tennessee

Ronald D. Runyeon joins in executing this Warranty Deed to convey any and all martial rights he may have in subject property.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4460, page 126 and 127, said Register's Office; and (c) Restrictive covenants contained in Book 5107, page 729, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 8432 Rolling Hills Drive, Nashville, TN 37221

(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.

Davidson County DEEDWARR
Recvd: 08/03/05 15:16 2 pgs
Fees:13.00 Taxes:1220.63

20050803-0091273

Witness our hands this 29th day of July, 2005.

Linda Sue Simmons
By: Jim Waechter, Attorney in Fact

Ronald D. Runyeon
By: Jim Waechter, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDOSN

On this 29th day of July, 2005, before me personally, **Jim Waechter**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on **Linda Sue Simmons and Ronald D. Runyeon** and acknowledged that he executed the same as the free act and deed of behalf **Linda Sue Simmons and Ronald D. Runyeon.**

Witness my hand and official seal at Nashville, Tennessee this 29th day of July, 2005.

Commission expires: 1/24/09

Notary Public

KIMBERLY R. BOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.