Davidson County DEEDWARR
Recvd: 10/01/08 15:17 2 pgs
Fees:13.00 Taxes:629.00

20081001-0099890

WARRANTY DEED

LORA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

G-VRE-08-2308

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Dorothy Daniel
Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy Daniel	JPMORGAN CHASE BANK, N.A.,	
2308 Demarius Drive	(NAME) 5409 Maryland Way, Ste 202	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Brentwood, TN 37027	73-5-153.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARILYN JANE KUMMER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DOROTHY DANIEL, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 45 ON THE PLAN OF ADDITION NO. 3 TO RIVERWOOD HEIGHTS SUBDIVISION, OF RECORD IN BOOK 2083, PAGE 16, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOHNNY KUMMER, JR. AND WIFE, MARILYN JANE KUMMER BY WARRANTY DEED FROM FREEMAN FREDERICK PERRYMAN, JR. AND WIFE, ANNE PERRYMAN, RECORDED ON THE 3RD DAY OF AUGUST, 1966 IN BOOK 4042, PAGE 815, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. JOHNNY KUMMER, JR HAVING SINCE DIED LEAVING MARILYN JANE KUMMER SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 2083, PAGE 16; AND BOOK 4145, PAGE 817, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2308 Demarius Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of September, 2008.

Marilyn Jane Kummer
by Melony A. Penick
attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of September, 2008, before me personally appeared Melony A. Penick to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Marilyn Jane Kummer, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Marilyn Jane Kummer, unmarried.

Witness my hand and official seal, this the 30th day of September, 2008.

Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903