Davidson County DEEDWARR
Recvd: 03/13/09 09:02 3 pgs
Fees:18.00 Taxes:370.00
20090313-0022685

PREPARED BY: & Return To:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 9 day of March, 2009, by and between ROBERT TODD MINGLE, UNMARRIED, hereinafter called Grantor, and ROBERT MINGLE and MARY MINGLE, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, ROBERT TODD MINGLE, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto ROBERT MINGLE and MARY MINGLE, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 508 KINSEY BOULEVARD, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, assigns, representatives and beneficiaries, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER(S):

Robert Todd Mingle

ROBERT TODD MINGLE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ROBERT TODD MINGLE, UNMARRIED, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, **Tennessee, on this the** 9 **day of March, 2009.**

Notary Public

My Commission Expires: **MY COMMISSION EXPIRES May 08, 2012**

Name and Address of Property Owner:

ROBERT MINGLE and MARY MINGLE
100 Timber Hills
Hendersonville TN 37075

Property Address:

508 KINSEY BOULEVARD, MADISON, TN 37115

Person Responsible for Taxes:

Same
100 Timber Hills
Hendersonville, TN. 37075

Map & Parcel #: MAP 52-03, PARCEL 13.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$100000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

X Robert Mingle
Affiant

Sworn to and subscribed before me, a Notary Public, this 9 day of **March, 2009.**

Notary Public

My Commission Expires: **MY COMMISSION EXPIRES May 08, 2012**

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MADISON, TN 37115

09-465

EXHIBIT 'A'

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot NO. 32 on the Plan of East Madison Addition, not of record, described according to a survey by A & A Engineers, dated August 28, 1986, as follows:

Beginning at an iron pin located in the westerly margin of Kinsey Boulevard being 255.4 feet north of the northeast corner of the Paul S. Bell property as of record in Book 6096, page 489, said Register's Office; thence with the westerly right-of-way margin of said boulevard, northerly 50 feet to an iron pin; thence leaving said margin westerly 150 feet to an iron pin; thence southerly 50 feet to an iron pin; thence easterly 150 feet to the point of beginning.

Being the same property conveyed to ROBERT TODD MINGLE, A MARRIED MAN, by Special Warranty Deed from The Bank of New York as Trustee for Equity One, Inc., Mortgage Pass Through Certificate Series #2004-4, of record in Instrument No. 20080124-0007421, Register's Office for DAVIDSON County, Tennessee. Robert Todd Mingle has since been divorced and is now unmarried, by Final Decree of Divorce dated 01-11-2008, in the Circuit Court for Sumner County, Tennessee

EXHIBIT 'B'

EXHIBIT 'B'

1. All Davidson County REAL PROPERTY taxes for the year 2009 and subsequent years, A LIEN, not yet due and payable (MAP 52-03, PARCEL 13.00).
2. All matters as set forth on the Plan of East Madison Addition, not of record, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.