# WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

R-KW-09-0417

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,725.00

Melissa R. White
Affiant

Subscribed and sworn to before me, this 23rd DAY OF March, 2009.

Notary Public

MY COMMISSION EXPIRES: 11.22.10
(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 |
|---|---|---|
| Christopher D. Dobbs | SunTrust Mortgage, Inc. (NAME) | |
| 417 Newton Court | 401 Commerce St, Suite 1100 (ADDRESS) | |
| (ADDRESS) Nashville, TN 37209-1880 | Nashville, TN 37219 | 09113038100 |
| (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, I/we MICHAEL J. NEUMEYER AND JEANANN M. NEUMEYER FKA JEANANN M. DAVIS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER D. DOBBS AND WIFE, RACHEL C. DOBBS, 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 14, SUMMITT HILLS SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 702, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM MICHAEL J. NEUMEYER AND JEANANN M. DAVIS TO MICHAEL J. NEUMEYER AND JEANANN M. NEUMEYER, HUSBAND AND WIFE AS RECORDED ON THE 5TH DAY OF DECEMBER, 2006 IN INSTRUMENT NO. 20061205-0150119 AND WARRANTY DEED FROM LAMONT JORDAN, MARRIED TO MICHAEL J. NEUMEYER AND JEANANN M. DAVIS, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AS RECORDED ON THE 7TH DAY OF JUNE, 2006 IN INSTRUMENT NO. 20060607-0067529, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2009 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 9700, PAGE 702, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved ( X ) property, known as 417 Newton Court, Nashville, Tennessee 37209-1880
(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.

BILL GARRETT, Davidson County
Trans:T20090020234 DEEDWARR
Recvd: 03/27/09 10:31 2 pgs
Fees:13.00 Taxes:539.18
20090327-0027571

Witness my/our hand(s) this 23rd day of March, 2009.

Michael J. Neumeyer

Jeanann M. Neumeyer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael J. Neumeyer and Jeanann M. Neumeyer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of March, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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