File No. 290600839

WARRANTY DEED

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

Charles Duty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2009.

Kimie Perry
Notary Public

MY COMMISSION EXPIRES: 6/5/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/24/09 08:14 3 pgs
Fees:18.00 Taxes:460.65
20090724-0069444

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Duty	Magna Bank	Map 1081603000
(NAME) 1112 Oakway Court	(NAME) 6525 Quail Hollow, Suite 300	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Brandon A. Rumbley and Suzanne Rumbley, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Charles Duty and Amy Duty, joint tenants**, hereinafter called the grantee(s), 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. 58-B on the plan of Zone Lot Division of Lots 58 and 59, Revised Section Three, Percy Priest Woods of record in Plat Book 6250, page 459, amending Plat Book 5200, page 789, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brandon A. Rumbley and Suzanne Rumbley, husband and wife by Special Warranty Deed from National City Bank, by its authorized Attorney in Fact National City Home Loan Services, Inc. n/k/a Home Loan Services, Inc. of record in Instrument 20090401-0029336 on 03/17/2009 and filed for record on 04/01/2009, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5200, Page 789, Plat Book 6250, Page 459, said Register's Office.

Restrictions of record in Book 5984, Page 865, Book 6020, Page 270, Book 6097, Page 11, Book 6353, Page 307, Book 6560, Page 667, said Register's Office

Water Easement to Nashville of record in Book 6147, Page 886, said Register's Office.

Sewer Easement to Nashville of record in Book 6147, Page 893, said Register's Office.

Sewer Easement to Nashville of record in Book 7430, Page 163, said Register's Office.

Water Easement to Nashville of record in Book 7430, Page 196, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1112 Oakway Court, Nashville, TN 37214
(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 hands this 15th day of July, 2009.

Brandon A. Rumbley

Suzanne Rumbley

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Brandon A. Rumbley and Suzanne Rumbley, husband and wife the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of July, 2009.

Commission expires:

6/5/12

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

Notary Public

File Number: 290600839

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of ~~the~~ electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

State of IN

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true ~~and~~ correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

