THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 745,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF May, 2009 Notary Public MY COMMISSION EXPIRES: 5/20/13 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100030542 DEEDWARR
Recvd: 05/20/10 14:04 2 pgs
Fees:13.00 Taxes:2756.50
20100520-0039091

STATE OF TENNESSEE NOTARY PUBLIC DARLENE U. BARNES WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew J. Zmugg	WELLS FARGO BANK	MAP 129-04
129 Vossland	12854 KENAN DR	PARCEL 8
Nashville, TN 37205	JACKSONVILLE, FL 32258	
(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, **Brett D. Rabatin, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew J. Zmugg and wife, Leslie S. Zmugg**

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. 7 on the Plan of Harding Woods Subdivision, of record in Book 2900 page 115, as amended in Book 3869 page 105, Registers office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brett D. Rabatin by deed from David M. Cowan and wife Cile A. Cowan of record in Instrument No. 20060802-0094122, re-recorded in Instrument No. 20060811-0099261, in the Registers Office for Davidson County, Tennessee, dated July 28, 2006. Carolyn Yates Rabatin, spouse of Brett D. Rabatin, joins in this conveyance to convey any and all interest she may have in the subject property.

This is improved property known as 129 Vossland, Nashville TN 37205.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **129 Vossland, Nashville, TN 37205.**

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.

Witness our hand( ) this the 17th day of May, 2010.

Brett D. Rabatin

Carolyn Yates Rabatin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brett D. Rabatin** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of May, 2010.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carolyn Yates Rabatin** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of May, 2010.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN