File No. 210050238

WARRANTY DEED

TAMMY McCAULEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10-19-13

BILL GARRETT, Davidson County
Trans:T20100034062 DEEDWARR
Recvd: 06/04/10 11:32 2 pgs
Fees:13.00 Taxes:407.00

20100604-0043477

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Themm and Jeffrey Themm	Jason Themm and Jeffrey Themm	13405005400
(NAME) 3452 Donna Kay Drive	(NAME) 3452 Donna Kay Drive	
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Nashville, Tennessee 37211	
(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, I, James H. Ring, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Jason Themm, an unmarried man, and Jeffrey J. Themm, a married man, hereinafter called the grantee(s), His 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. 117 on the Plan of Section Three, Addition to Greenwood Hills, as of record in Plat Book 5200, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James H. Ring, unmarried, by Deed from Andrianna M. Rodgers, married, and William D. Rodgers, married, dated October 2, 2007 and filed for record on October 5, 2007 in Instrument 20071005-0119226, Register's Office for Davidson County, Tennessee.

Property Taxes for the year 2010, a lien not yet ascertainable, due or payable, have been pro-rated between Grantor and Grantee. Subsequent years, a lien not yet ascertainable, due or payable.

All matters as set forth per Plat Book 5200, Page 33, said Register's Office.

Restrictions of record in Book 5259, Page 933, said Register's Office.

Avigation Easement and Contract of record in Book 9018, Page 185, 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 3452 Donna Kay Drive, Nashville, TN 37211
(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), His 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), His 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 28th day of May, 2010.

James H. Ring

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, James H. Ring, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 5/28/2010.

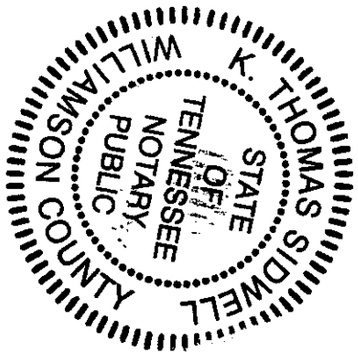
Witness my hand at office this 28th day of May, 2010.

Commission expires:

Notary Public

File Number: 210050238

RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167



11/10/13