BILL GARRETT, Davidson County
Trans:T20100065937 DEEDWARR
Recvd: 10/18/10 14:48 2 pgs
Fees:13.00 Taxes:1961.00
20101018-0083361

WARRANTY DEED

R-KW-10-0035

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

Subscribed and sworn to before me, this 14th day of October, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GEORGE N. CRAWFORD JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donavan A. Drake	Wells Fargo Bank, N.A.	
35 Foxhall Close	(NAME) 2001 Killbrew Drive	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Bloomington, MN 55425	117090A03500CO
(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, we RICHARD A. FLEMING, SR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DONAVAN A. DRAKE AND WIFE, BETH C. DRAKE, 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 35, PLAN OF FOXHALL CLOSE PLANNED RESIDENTIAL DEVELOPMENT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4860, PAGE 46, AS AMENDED IN BOOK 5005, PAGE 136, 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 WARRANTY DEED FROM DAVID L. WILLIAMS, UNMARRIED TO RICHARD A. FLEMING AND WIFE, LAURA FLEMING AS RECORDED ON THE 23RD DAY OF NOVEMBER, 1982 IN BOOK 5968, PAGE 179; QUITCLAIM DEED FROM RICHARD A. FLEMING TO LAURA FLEMING AS RECORDED ON THE 9TH DAY OF APRIL, 2003 IN INSTRUMENT NO. 20030409-0047152; QUITCLAIM DEED FROM LAURA FLEMING TO RICHARD A. FLEMING, SR. AND WIFE, LAURA N. FLEMING AS RECORDED ON THE 8TH DAY OF MARCH, 2007 IN INSTRUMENT NO. 20070308-0028562 AND QUITCLAIM DEED FROM RICHARD A. FLEMING, SR., MARRIED TO LAURA N. FLEMING, MARRIED AS RECORDED ON THE 4TH DAY OF MAY, 2007 IN INSTRUMENT NO. 20070504-0053734, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID LAURA N. FLEMING NOW DECEASED. RICHARD A. FLEMING SIGNING AS SOLE OWNER.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 4860, PAGE 46 AMENDED IN BOOK 5005, PAGE 136; RESTRICTIONS OF RECORD IN BOOK 4954, PAGE 586 AMENDED IN BOOK 5792, PAGE 782, BOOK 5832, PAGE 378, BOOK 5875, PAGE 873, BOOK 8371, PAGE 444 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 35 Foxhall Close, Nashville, Tennessee 37215
(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 hand(s) this 15th day of October, 2010.

Richard A. Fleming

Estate of Laura N. Fleming

By: Richard A. Fleming, Executor

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of October, 2010, before me personally appeared Richard A. Fleming, Sr., Executor of the Estate of Laura N. Fleming, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 15th day of October, 2010.

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard A. Fleming, Sr., 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 15th day of October, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903