WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/18/11 12:41 2 pgs
Fees:13.00 Taxes:425.13
20110218-0013994

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$114,900.00.**

Affiant

Subscribed and sworn to before me this 11th day of February, 2011.

Notary Public

My Commission expires: 8/19/14 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Emily K. Baggett	Franklin American Mortgage Company	108-16-0-198.00
807 Arbor Creek Way	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37217	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Brandon Rumbley, a married man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Emily K. Baggett, a single woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 32-B on the plan of Zone Lot Division Lots 32, 33, 36 and 37, of record in Percy Priest Woods, Section I, Book 5200, page 718, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 32-B fronts 34.79 feet on the northwesterly margin of Pleasant View Drive and extends back 144.03 feet on the southwesterly line and 144.00 feet on the northeasterly line to a dead line in the rear, measuring 37.61 feet thereon.

Being the same property conveyed to Brandon Rumbley, a married man, from HSBC Mortgage Services, Inc., by deed on July 26, 2010, of record in Instrument Number 20100730-0059987, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 5200, page 718, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6097, page 11; Book 6020, page 27, and in Book 5984, page 865, Register's Office for Davidson County, Tennessee.
- All matters of record in Book 5200, page 472, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1011 Pleasant View Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this February 11, 2011.

Brandon Rumbley

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brandon Rumbley,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 11, 2011

My commission expires 8/9/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY