BILL GARRETT, Davidson County
Trans:T20110048738 DEEDWARR
Recvd: 08/09/11 12:59 2 pgs
Fees:13.00 Taxes:270.10
20110809-0061354

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $73,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 8th day of August, 2011. Notary Public My commission expires: July 8, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Dale Mandel Rebecca Mandel	New Owner(s)	051-12-114.00
448 Beech Ave.		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DANIEL R. ZUMWALT, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DALE MANDEL AND WIFE, REBECCA MANDEL**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Lot No. 34 and all of Lots 32 and 33: on the Map of ANDREW JACKSON'S ADDITION TO MONTAGUE PARK, as of record in Book 547, Pages 83 and 84, Register's Office for Davidson County, Tennessee and part of the OLD RAYSBORO PARK LOT on the Plan of MONTAGUE PARK, as of record in Book 421, Page 141, Register's Office for Davidson County, Tennessee and a part of Lot #3 on the unrecorded subdivision of said HAYSBORO PARK LOT, described altogether from a copy of a survey made by George W. Watkins, Surveyor, dated September 29, 1959, as follows:

BEGINNING at the Southwest corner of Beech Avenue and Fernbank Drive; thence with the Southwesterly margin of Beech Avenue 113 feet, more or less, to the Easterly margin of a rock wall; thence Southwesterly along the Easterly margin of said wall, a distance of 190 feet, more or less, to a point in the Northerly margin of Indian Trail, being in the front line of Lot No 34, and being Easterly 6.4 feet more or less from the Southwest corner of Lot No. 34 on the Andrew Jackson Addition of record as aforesaid, thence Westerly along the margin of said Indian Trail a distance of 87 feet, more or less, to the Southwest corner of Lot No. 32; thence Northeasterly with the line between Lots Nos 31 and 32 in said plan and the line between Lots Nos. 3 and 4 in the subdivision of the Haysboro Park Lot 108.2 feet, more or less, thence Southeasterly 70 feet, thence Northeasterly 82.7 feet to Beech Avenue; thence Southeasterly with the same 17 feet to the beginning.

Being the same property conveyed to Daniel R. Zumwalt by deed from John R. McConnell, Sr. of record in Instrument 201001250006407, Register's Office for Davidson County, Tennessee, dated January 6, 2010. And being the same property conveyed to John R. McConnell, unmarried by deed from Roxy S. Howse and Sandra Joy Renfro, as the only heirs-at-law of Phillip M. Howse, Jr, deceased as of record in

Book 7740, page 874, Register's Office for Davidson County, Tennessee, dated December 27, 1988.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 448 Beech Ave., Madison, TN 37115.

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of August, 2011.

Daniel R. Zumwalt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel R. Zumwalt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of August, 2011.

Notary Public

My Commission Expires:

