BILL GARRETT, Davidson County
Trans:T20110072356 DEEDWARR
Recvd: 11/16/11 10:40 2 pgs
Fees:13.00 Taxes:533.54
20111116-0089472

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $144,200.00.

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Affiant

Subscribed and sworn to before me, this 15th day of November, 2011.

Notary Public
My commission expires: 4-23-14

06-1111-74467

Address of New Owner:	Send Tax Bills to:	Tax Information
Julia Ann Rumsey	Franklin American	63-16-0-A-013
1724 Aaronwood Dr.	501 Corporate Centre Dr #400	
Old Hickory TN 37138	Franklin TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Trudi L. Blickhan, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Julia Ann Rumsey and Lawrence C. Rumsey, wife and husband, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Property in Davidson County, Tennessee, being Lot No. 43 on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development of record in Plat Book 6900, Page 405, as amended in Plat Book 6900, Pages 550 through 552, corrected in Book 7462, Page 445, Surveyor's Certificate of correction in Book 8110, Page 401, and amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Trudi L. Blickhan by Deed from Jimmy R. Dobbs and wife, Irma G. Dobbs dated November 16, 1998 and recorded November 19, 1998 in Book 11212, Page 64, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

David L. Blickhan, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This property is improved property known as 1724 Aaronwood Dr., Old Hickory, TN 37138.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 14 day of November, 2011.

Trudi L. Blickhan

David L. Blickhan

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Trudi L. Blickhan and David L. Blickhan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 14 day of November, 2011.

Notary Public
State of Tennessee at Large

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

My Commission expires 1-17-12