WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,095.57.

Jon Warren
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF November, 2011.

(Affix Seal) Notary Public

DOUGLAS S. HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: My Commission Expires January 26, 2014

25116

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jon Warren and wife, Nina Warren		08310003000
3097 Old Hillsboro	SAME	
Franklin, TN 37064		

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 consideration, the receipt of which is hereby acknowledged, Charlie Washam, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto JON WARREN AND WIFE, NINA WARREN, hereinafter called the GRANTEES, 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(s) 244, the northerly 5 feet of Lot 243 and the southerly 10 feet of the easterly 123.5 feet of Lot 245 , as shown on the map entitled McEwen Place, of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Rudolph Street 110 feet South of the southerly margin of McEwen Avenue; thence westwardly 123.5 feet on the northeast corner of the property conveyed to J. T. Bomar and wife, by deed from W. Parker Clendening and wife of record in Book 1641, Page 45, said Register's Office; thence with said Bomar's easterly line, southwardly 10 feet to Bomar's southeast corner; thence with said Bomar's southerly line, westerly 12 feet to the corner of Lots 244, 245, 252 and 253; thence southwardly 35 feet; thence eastwardly 135.5 feet to the westerly margin of Rudolph Street; thence with same northwardly 45 feet to the beginning.

Being the same property conveyed to CHARLIE WASHAM by SPECIAL WARRANTY DEED from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, of record in Instrument No. 20111201-0093498 , dated November 29, 2011, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Matters shown on the Plan of record in Book 332, page 133, Register's Office for Davidson County, Tennessee..
b. Restrictive Covenants contained in instrument of record in Book 412, page 129, Register's Office for Davidson County, Tennessee .
c. Easement for driveway of record in Book 919, Page 112, said Register's Office.
d. Quitclaim deed of record in Instrument No. 20060901-0108677, dated August 23, 2006, said Register's Office.
e. Deed of record in Instrument No. 20040728-0089901, dated July 17, 2004, said Register's Office.

This is (x) improved property known as 414 Rudolph Avenue, Nashville, Tennessee 27206 .

BILL GARRETT, Davidson County
Trans:T20110077342 DEEDWARR
Recvd: 12/07/11 11:20 2 pgs
Fees:13.00 Taxes:540.55
20111207-0095502

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 and assigns forever; and the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the 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 30th day of November, 2011:

Charlie Washam

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named CHARLIE WASHAM, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of November, 2011.

Notary Public

My Commission Expires: 4/28/2013

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires April 28, 2013