Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
11-0415JF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of December, 2011.

Notary Public

Commission Expiration: 6/15/2014

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Charles B. Dailey and **Abigail E. Dailey** **2310 Carter Avenue** **Nashville, TN 37206**	Pinnacle National Bank 150 3rd Ave. South, #900 Nashville, TN 37201	**08304017100**

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Marlene Anne Rumage, a widow

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles B. Dailey and wife, Abigail E. Dailey

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 15th Civil District of Davidson County, Tennessee, being part of Lot No. 52 on the Map of Brownsville, as of record in Bok 21, page 9, Register's Office for said County, described according to a copy of a survey made by S.R. Sanford, Civil Engineer, December 17, 1947, as follows:

Beginning at a point in the center line of Carter Street, 252.55 feet east of the centerline of Johnson Street; thence with the center line of Carter Street, easterly 132.39 feet to a point; thence southerly 390.6 feet to a point; thence westerly 129.75 feet to a point, thence northerly 390.6 feet to the point of beginning.

Being the same property conveyed to Maurice Edward Rumage and wife, Marlene Anne Rumage on 09/27/1967, by deed from Stanford M. Boring and wife, Frances Gover Boring, filed for record on 09/29/1967 in Book 4176, page 31, Register's Office for Davidson County, Tennessee. Maurice Edward Rumage having since died on 08/04/2011.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **2310 Carter Avenue Nashville, TN 37206**

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 we do covenant with the said GRANTEES 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 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.

BILL GARRETT, Davidson County
Trans:T20110081879 DEEDWARR
Recvd: 12/27/11 15:36 2 pgs
Fees:13.00 Taxes:471.75
20111227-0101123

Witness my hand this 1st day of December, 2011.

Marlene Anne Rumage by Michael J. Rumage, her Attorney in fact

Marlene Anne Rumage
By: Michael J. Rumage, as attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of December, 2011, before me personally appeared Michael J. Rumage, to me known to be the person who executed the foregoing instrument in behalf of Marlene Anne Rumage as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of Marlene Anne Rumage. Witness my hand and official seal.

Notary Public

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Commission Expiration:
9.21.2015