WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120024427 DEEDWARR
Recvd: 04/04/12 10:26 2 pgs
Fees:13.00 Taxes:386.65
20120404-0028578

R-VRES-12-721

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,500.00

Affiant

Subscribed and sworn to before me this 2nd DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires NOV. 4, 2013

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Edward Mingle	Avenue Bank (NAME)	
721 Dover Road	3823 Cleghorn Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 37215	119-12-106
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we SANDRA CHAMBERLAIN, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSHUA EDWARD MINGLE AN UNMARRIED PERSON, hereinafter called the Grantee(s), 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 NO. 81 ON THE PLAN OF BATTLEWOOD SECTION ONE OF RECORD IN PLAT BOOK 1835, PAGE 31, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO FRED J. BOEMER BY WARRANTY DEED FROM JULIE M. MOSES OF RECORD IN BOOK 11195, PAGE 285, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 28, 1998. SAID FRED J. BOEMER AKA FREDRICK JAMES BOEMER SINCE DIED.

BEING THE SAME PROPERTY CONVEYED TO SANDRA CHAMBERLAIN, AN UNMARRIED WOMAN BY WARRANTY DEED FROM HENRY JOHN BOEMER , MARGARET B. NEWKIRK AND PATRICIA B. WHITFIELD OF RECORD IN INSTRUMENT NUMBER 20111202-0093812 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 30, 2011. PURSUANT TO PROBATE IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE PROBATE DIVISION, ESTATE OF FREDERICK JAMES BOEMER, DECEASED, CASE NO. 11P1037.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD PLAT BOOK 1835, PAGE 31; BOOK 4403, PAGE 215; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 721 Dover Road, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 2nd day of April, 2012.

Sandra Chamberlain

STATE OF Tennessee
COUNTY OF Davidson

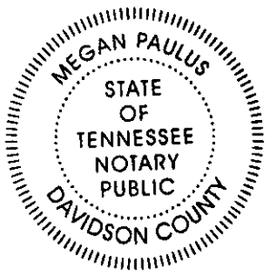
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra Chamberlain, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 2nd day of April, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903