Box 44
G5Rm

BILL GARRETT, Davidson County
Trans:T20120056286 DEEDWARR
Recvd: 07/31/12 14:58 2 pgs
Fees:13.00 Taxes:2438.30
20120731-0067562

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $659,000.00. J R Hall Affiant Subscribed and sworn to before me, this 30th day of July, 2012. Notary Public My Commission Expires: 3-9-13

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Address New Owner As Follows: Michael Dale Warren & Randall Brough 3923 Kimpalong Avenue Nashville, TN 37205	Send Tax Bills To: New Owner	Map-Parcel Number: 103 16 0 083.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeffrey D. Draughn and wife, Barbara D. Draughn,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael Dale Warren and Randall Brough, as tenants in common with the right of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 13, as shown on the map entitled the Plan of Kimpalong Place, of record in Book 547, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey D. Draughn and wife, Barbara D. Draughn, by deed from Christopher James Sigmund and wife, Kimberly Rogers Sigmund, of record as Instrument No. 20090701-0061315, dated June 29, 2009, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 547, page 18, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3923 Kimpalong Avenue, Nashville, TN 37205.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 30th day of July, 2012.

Jeffrey D. Draughn

Barbara D. Draughn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey D. Draughn and Barbara D. Draughn, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of July, 2012

(Seal)

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires: 03/03/2015