WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120060815 DEEDWARR
Recvd: 08/15/12 10:33 2 pgs
Fees:13.00 Taxes:789.95
20120815-0072996

R-PR-12-1224

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,500.00

Katrina Robbins McDowell
Affiant

Subscribed and sworn to before me, this 13th DAY OF August, 2012.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 4-9-16
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Katrina Robbins McDowell	next owner (NAME)	
1224 McChesney Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		072-03-0-136.00
(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 STEVEN M. KIMBROUGH, UNMARRIED AND THOMAS A. RHOADES, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATRINA ROBBINS MCDOWELL, 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. 191 ON THE PLAN OF INGLEWOOD PLACE OF RECORD IN PLAT BOOK 332, PAGE 101, 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 STEVEN M. KIMBROUGH, UNMARRIED AND THOMAS A. RHOADES, UNMARRIED BY WARRANTY DEED FROM LONDA HARDCASTLE MORGAN, MARRIED OF RECORD AT INSTRUMENT NO. 20110603-0042368, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 20, 2011.BEING THE SAME PROPERTY CONVEYED TO LONDA HARDCASTLE MORGAN, MARRIED BY WARRANTY DEED FROM JIHYUK HAN AND WIFE, CAROL EBBECKE OF RECORD AT INSTRUMENT NO. 20030708-0093833, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 30, 2003.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 332, PAGE 101, 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 1224 McChesney Avenue, Nashville, Tennessee 37216
(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 13th day of August, 2012.

Steven M. Kimbrough, unmarried

Thomas A. Rhoades, unmarried

STATE OF Tennessee
COUNTY OF Davidson

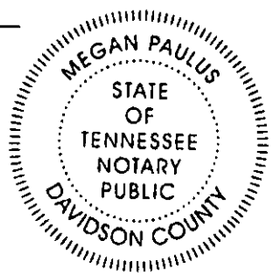
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven M. Kimbrough, unmarried and Thomas A. Rhoades, unmarried, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged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

Witness my hand and official seal, this the 13th day of August, 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