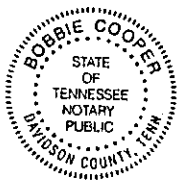
@ Bk 36 25715

WARRANTY DEED



NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Todd A. Rhodes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2012.

Bobbie Cooper
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan K. Rhodes	NEW OWNER	09213019600
(NAME)	(NAME)	
320 33rd Avenue N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120064398 DEEDWARR
Recvd: 08/28/12 13:43 2 pgs
Fees:13.00 Taxes:1091.50
20120828-0077576

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 considerations, the receipt of which is hereby acknowledged, I, **Stacey S. Huppert, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jonathan K. Rhodes , an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a 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. 68 on the Plan of Hortense Place, as of record in Plat Book 161, Page 167, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Stacey S. Huppert, unmarried by Deed from Rochford Realty and Construction Co., Inc., dated 04/25/2006 and filed for record on 04/28/2006 in Instrument 200604280048986, Register's Office for Davidson County, Tennessee. Said Deed was corrected by Scrivener's Affidavit in Instrument 200904300039387, said Register's Office.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 161, Page 167, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 320 33rd Avenue N, Nashville, TN 37209
(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/or 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/or 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 24th day of August, 2012.

Stacey S. Huppert by Constance Harvey attorney in fact
Stacey S. Huppert

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Constance Harvey, with whom I am personally acquainted and who proved herself to be the attorney in fact of Stacey S. Huppert and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of August, 2012.

Notary Public
My Commission Expires:

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027