This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Jonathan M. Mingledorff
5724 Stonebrook Drive
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Sumner Bank and Trust
967 A Grassland Place
Gallatin, Tennessee 37066

MAP 160-14
GROUP D
PARCEL 13.00 CO

BILL GARRETT, Davidson County
Trans:T20120066624 DEEDWARR
Recvd: 09/05/12 15:19 4 pgs
Fees:23.00 Taxes:490.25
20120905-0080344

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kaci Woolbright Wyatt, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jonathan M.. Mingledorff, a single man** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERTO

Being the same property conveyed to Kaci N. Woolbright, unmarried by deed dated December 21, 2006 from Ellen Loiuse Mayfield and husband, Christopher Morin of record in Instrument no. 20070102-0000664, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

*Jeffrey R. Wyatt, spouse of Kaci Woolbright Wyatt, hereby join sin this conveyance, transferring all his right, title, and interest in said property, marital or otherwise.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **5724 Stonebrook Drive, Brentwood, Tennessee 37027.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 our hands this the **2nd** day of **August, 2012.**

Kaci Woolbright Wyatt

Kaci Woolbright Wyatt

Jeffrey Wyatt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kaci Woolbright Wyatt and Jeffrey Wyatt**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of August, 2012.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $132,500.00.

Celia Bouse
AFFIANT

Subscribed and sworn to before me on this 2nd day of August, 2012.

Christy Malone-Smith
NOTARY PUBLIC

CHRISTY MALONE-SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 8-16-2015

"Exhibit A"

Land in Davidson County, Tennessee, being Unit No. 5724 on the Plan of Brentwood Trace Condominiums, Section Two, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, of record in Book 5200, Pages 376 and 377, and described in Master Deed recorded in Book 5818, Page 915, as amended in Book 5868, Page 70, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Kaci N. Woolbright, unmarried by deed dated December 32, 2006 from Ellen Louise Mayfield and husband, Christopher Morin of record in Instrument No. 20070102-0000664, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 5724 Stonebrook Drive, Brentwood, Tennessee 37027.