WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120074625 DEEDWARR
Recvd: 10/02/12 15:30 2 pgs
Fees:13.00 Taxes:536.50
20121002-0090019

R-VRES-12-1126

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-26-16

(AFFIX SEAL)

DAVIDSON COUNTY MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC

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
William McPherson LaFont	William McPherson LaFont (NAME)	
1126 Gen George Patton Road	1126 General George Patton Rd (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	142090D03100CO

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 JOSEPH E. MCDANIELS AND MARGARET H. MCDANIELS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM MCPHERSON LAFONT, UNMARRIED, 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 UNIT NO. 1126 TOGETHER WITH CARPORT DESIGNATED 1126-C, ON THE PLAN OF SECTION SIX, PHASE ONE, RIVER PLANTATION, OF RECORD IN BOOK 5200, PAGES 359 AND 360, AND DESCRIBED IN THE MASTER DEED OF RECORD IN BOOK 5794, PAGE 526, AMENDED IN INSTRUMENT 200505040050172, AND BOOK 5794, PAGE 539, AMENDED IN INSTRUMENT 200605120056329, AND IN INSTRUMENT NO. 200804230041324, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH E. MCDANIELS AND SPOUSE, MARGARET H. MCDANIELS BY DEED FROM RUTH M. SMITH, A SINGLE PERSON OF RECORD IN BOOK 9220, PAGE 970, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 13, 1994.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 5200, PAGES 359 & 360; BOOK 5200, PAGE 347; BOOK 5794, PAGE 526; INSTRUMENT 200505040040172; BOOK 5794, PAGE 539; INSTRUMENT 200605120056329; INSTRUMENT 200804230041324; BOOK 5794, PAGE 563; BOOK 3770, PAGE 6; BOOK 4675, PAGE 127; INSTRUMENT 200504150042393; BOOK 2274,PAGE 547; SAID REGISTER'S OFFICE; C) TITLE TO ANY PORTION OF SAID LAND LYING IN THE BED OR BANKS OF THE BIG HARPETH RIVER, THE RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATER OF SAID RIVER, WITHOUT DIMINUTION OR POLLUTION, AND THE CONSEQUENCE OF ANY PAST OR FUTURE CHANGE IN THE LOCATION OF SAID RIVER; AND D) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1126 Gen George Patton Road, Nashville, Tennessee 37221
(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 27th day of September, 2012.

Joseph E. McDaniels

Margaret H. McDaniels

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph E. McDaniels and Margaret H. McDaniels, 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 27th day of September, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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