BILL GARRETT, Davidson County
Trans:T20130024888 DEEDWARR
Recvd: 03/27/13 13:56 2 pgs
Fees:13.00 Taxes:18.50
20130327-0030145

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $5,000.00.

*Affiant*

SWORN to and subscribed before me on this 26th day of March, 2013.

*Notary Public*

My commission expires: _____

CAROLYN PIPHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

***This Instrument was prepared by:***

**SMITH & HIRSCH, PLC**
**3250 Dickerson Pike, Suite 121**
**Nashville, TN 37207**

***Address New Owner:***
Jonathan Runion
113 Joshua's Run
Goodlettsville, TN 37072

***Send Tax Bills To:***
SAME

***Map-Parcel Nos.:***
Map 8115
Parcel 66

# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS** that for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by **JONATHAN RUNION**, a married man, (hereinafter referred to as GRANTEE), and good and other valuable consideration, the receipt of which is hereby acknowledged, **WEST WOOD COMMUNITIES, INC.**, (hereinafter referred to as GRANTOR), has bargained and sold, and by these presents do transfer, convey, release and forever transfer to the GRANTEE, his heirs and assigns, all rights, title, interest, claim or demand of GRANTOR in a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto lying and being in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Being Lot No. 68 on the Map of S. A. Champion's Subdivision, as of record in Plat Book 161, page 132, Register's Office for said County.
>
> Said Lot No. 68 fronts 50 feet on the easterly side of 22nd Avenue North and runs back between parallel lines 154.7 feet to an alley.
>
> BEING the same property conveyed to West Wood Communities, Inc. by deed from Antoinette Martin Hayes, Trustee of the Revocable Living Trust of Wess B. Martin, of record in Instrument No. 20130104-0001516, Register's Office for Davidson County, Tennessee.

**This is improved property known as 1522 22nd Avenue, North, Nashville, Tennessee 37208.**

This conveyance is subject to: (1) Matters shown on the Plan of record as Plat Book 161, Page 132, said Register's Office, (2) Metropolitan Government of Nashville and Davidson County Property Standards Order to Vacate and Close Structure, of record as Instrument No. 20120726-

0065819, said Register's Office, (3) 2013 Davidson County taxes, and (4) any and all easements, encumbrances and limitations of record that may affect the property.

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, GRANTOR does covenant with the said GRANTEE that it 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 it does further covenant and bind itself and its successors and representatives, to warrant and forever defend the title to the land to the said GRANTEE, his heirs and assigns against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, the GRANTOR has hereunto set its signature this 26th day of March, 2013.

**WEST WOOD COMMUNITIES, INC.**

**By** _____
**Howard Caughron**
**President**

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared HOWARD CAUGHRON with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the President of WEST WOOD COMMUNITIES, INC., a Tennessee corporation, and that as such President, HOWARD CAUGHRON being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

WITNESS my hand and official seal at office in Nashville, Tennessee on this the 26th day of March, 2013.

CAROLYN PHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

_____
Notary Public

Commission Expires:_____