WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

G-ZR-13-1241

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ronald L. Sumner	New Owner	
(NAME)	(NAME)	**61-12-52.00**
1241 Plymouth Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, we **SEAN M. MCCONNELL AND MARY S. MCCONNELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RONALD L. SUMNER AND JULIE R. SUMNER, HUSBAND AND WIFE,** 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 31 AND A PORTION OF LOT NO. 32, ON THE MAP SHOWING THE RE-SUBDIVISION OF CERTAIN LOTS IN EASTDALE PLACE, AS OF RECORD IN BOOK 974, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 31 FRONTS 60 FEET ON THE NORTHERLY SIDE OF PLYMOUTH AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 180 FEET TO A DEAD LINE. THE PORTION OF LOT NO. 32 IS DESCRIBED AS THE EAST 15 FEET OF LOT NO. 32 ON THE MAP SHOWING THE RE-SUBDIVISION OF CERTAIN LOTS IN EASTDALE PLACE AS OF RECORD IN BOOK 974, PAGE 22, IN THE REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO SEAN M. MCCONNELL AND MARY S. MCCONNELL, HUSBAND AND WIFE BY WARRANTY DEED FROM JONATHAN S. PHILLIPS AND WIFE, CHRISTINE K. PHILLIPS, RECORDED ON THE 1ST DAY OF DECEMBER, 2006 IN INSTRUMENT NO. 20061201-0148374, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 974, PAGE 22; EASEMENT OF RECORD IN BOOK 4203, PAGE 329 ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

BILL GARRETT, Davidson County
Trans:T20130037845 DEEDWARR
Recvd: 05/07/13 09:14 2 pgs
Fees:13.00 Taxes:647.13
20130507-0045790

This is
( ) unimproved
(X) improved
property known as **1241 Plymouth 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 30th day of April, 2013.

Sean M. McConnell

Mary S. McConnell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sean M. McConnell and Mary S. McConnell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2013.

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212