BILL GARRETT, Davidson County
Trans:T20130046095 DEEDWARR
Recvd: 06/04/13 07:23 2 pgs
Fees:13.00 Taxes:462.50
20130604-0055888

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 11/4/13

BRANDY K. GOMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 4, 2013

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Dean Gregory Downer 1448 Neelys Bend Road Madison, TN 37115	Dean Gregory Downer 1448 Neelys Bend Road Madison, TN 37115	093-04-0-017.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MELINDA R. FLEMING

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

DEAN GREGORY DOWNER

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 51, as shown on the map entitled the Plan of Williams First Addition to Edgefield, now East Nashville, of record Book 21, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOSEPH H. RUTHERFORD AND MELINDA R. FLEMING, by deed from ROBERT F. SPANN, SUBSTITUTE TRUSTEE, of record Instrument No. 20010314-0024338, dated March 14, 2001, said Register's Office. The said Joseph H. Rutherford having since died on or about June 12, 2006. The Will of Joseph H. Rutherford of record in Volume 07P-1260, Davidson County Probate Court Clerk's Office devised

subject property to Melinda Rutherford Fleming, with a life estate to his wife Mary Della Rutherford. The said Mary Della Rutherford died on or about August 15, 2007.

This improved property is known as 619 Shelby Avenue, Nashville, TN 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, 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 our hands this 30th day of May, 2013.

Melinda R. Fleming

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Melinda R. Fleming, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of May, 2013

Notary Public

My commission expires:

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013