Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

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

BILL GARRETT, Davidson County
Trans:T20130056876 DEEDWARR
Recvd: 07/03/13 13:48 3 pgs
Fees:18.00 Taxes:895.40
20130703-0069199

ADDRESS NEW OWNER:
Patricia F. Dondeville
7104 River Park Ct
Nashville, Tennessee 37221

SEND TAX BILL TO:
MOrtgagee

MORTGAGEE:
F & M Bank
10 Cadillac Drive, Suite 100
Brentwood, TN 37027

MAP	**155-3**
GROUP	**B**
PARCEL	**6.00co**

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, **Daniel C. Rucker and wife, Sarah E. Rucker,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Patricia F. Dondeville and husband, Jerry L. Dondeville,** hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of River Park Estates, of record in Plat Book 6250, page 658, as corrected by Surveyor's Certificate, of record in Book 6785, page 427, as amended in Book 6830, page 806, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel C. Rucker and wife, Sarah E. Rucker by deed dated November 20, 2009 from Jeffrey D. Greer and wife, Theresa L. Greer of record in Instrument no. 20091124-0108065, 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.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **7104 River Park Ct, Nashville, Tennessee 37221.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 **28th** day of **June, 2013.**

Daniel C Rucker

Daniel C. Rucker

Sarah E Rucker

Sarah E. Rucker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Daniel C. Rucker and wife, Sarah E. Rucker**, 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 28th day of June, 2013.

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 $242,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of June, 2013.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY