THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13060235** BILL GARRETT, Davidson County Trans:T20130064576 DEEDWARR Recvd: 07/29/13 14:21 2 pgs Fees:13.00 Taxes:2308.80 20130729-0078692	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$624,000.00. Affiant Subscribed and sworn to before me, this26th day of July, 2013. Notary Public My Commission Expires: 9/8/2013

WARRANTY DEED

Address New Owner: Michael J. Dieckhaus and Katy L. Dieckhaus 3011 New Natchez Trace Nashville TN 37215	Send Tax Bills To: SunTrust Mortgage, Inc. 901 Semmes Avenue Richmond, VA 23224	Tax Information: Tax Parcel ID No. 117-02-0 064.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wade McMinn and Mary Ellen McMinn, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael J. Dieckhaus and Katy L. Dieckhaus, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 6, BLOCK 5, E.L. HAMPTON SUBDIVISION OF STOKES TRACT, as shown on plat of record in Plat Book 974, Page 24, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Wade McMinn to Wade McMinn and Mary Ellen McMinn, married as recorded on the 8th day of January, 2010 in Instrument No. 20100108-0001869 and Warranty Deed from Douglas Edward Shirley and wife, Kelly Street Shirley to Wade McMinn as recorded on the 19th day of March, 2002 in Instrument No. 20020319-0033694, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of E.L. HAMPTON SUBDIVISION OF STOKES TRACT, as recorded in Plat Book 974, Page(s) 24.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 3011 New Natchez Trace Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of July, 2013.

Wade McMinn

Mary Ellen McMinn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wade McMinn and Mary Ellen McMinn, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014