File Box 8

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-24-2016

R-RM-13-1432

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ian McBride	U.S. Bank, N.A.	
1432 Riverside Dr (ADDRESS)	4801 Frederica St. (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Owensboro, KY 42301 (CITY) (STATE) (ZIP)	072-15-0-302.00

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, I/we KRISTOPHER C. WINFREY AND WIFE, COURTNEY G. JACKSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto IAN MCBRIDE AND ALEXANDRIA RENSCH, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NO. 62 AND 63 ON THE PLAN OF BROWNSVILLE OF RECORD IN PLAT BOOK 21, PAGE 9, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF LOT 1 ON THE UNRECORDED SUBDIVISION OF LOTS 61, 62 AND PART OF LOT 63 ON SAID PLAN OF BROWNSVILLE, DESCRIBED ACCORDING TO A SURVEY OF JOHN KOHL, DATED OCTOBER 28, 1967, AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY MARGIN OF RIVERSIDE DRIVE, AT A POINT 133 FEET SOUTHWEST OF THE SOUTHERLY MARGIN OF MCKENNELL DRIVE (FORMERLY MCKENNIE STREET); THENCE WITH SAID MARGIN OF RIVERSIDE DRIVE SOUTHWESTERLY 100 FEET TO A POINT; THENCE WESTWARDLY 132.7 FEET, MORE OR LESS, TO A POINT; THENCE NORTHEASTWARDLY 100 FEET TO A POINT; THENCE EASTWARDLY 132.7 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KRISTOPHER C. WINFREY AND WIFE, COURTNEY G. JACKSON BY DEED FROM AUBREY L. HIAM, MARRIED OF RECORD AT INSTRUMENT NO. 20070123-0009262, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 5, 2007 AND RECORDED ON JANUARY 23, 2007.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 29, PAGE 9; BOOK 4110, PAGE 750; BOOK 4113, PAGE 648; BOOK 4398, PAGE 533; AND BOOK 4420, PAGE 699 , SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1432 Riverside Dr, Nashville, Tennessee 37206
(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.

BILL GARRETT, Davidson County
Trans:T20130067857 DEEDWARR
Recvd: 08/07/13 14:25 2 pgs
Fees:13.00 Taxes:814.00
20130807-0082934

Witness my/our hand(s) this 5th day of August, 2013.

Kristopher C. Winfrey

Courtney G. Jackson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristopher C. Winfrey and Courtney G. Jackson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of August, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903