File Box 8

BILL GARRETT, Davidson County
Trans:T20130069137 DEEDWARR
Recvd: 08/12/13 14:05 2 pgs
Fees:13.00 Taxes:636.40
20130812-0084427

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 52753
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William Drew Vondran Anne O. McGinn 702 Enclave Circle, #702 Nashville, Tennessee 37211	Magna Bank 6525 Quail Hollow Road, Suite 513 Memphis, Tennessee 38120

TAX MAP-PARCEL NUMBERS: 063160B10500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$172,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jonathan Rummel and wife, Jenna M. Rummel**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Drew Vondran and Anne O. McGinn** hereinafter called the **Grantee**, Grantee's 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 No. 187 on the Plan of Hampton Park (formerly Chitwood Downs) of record in Plat Book 6900, pages 550-552, as amended in Book 7462, page 445, and further amended in Book 8110, page 401, and further amended in Book 8181, page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan Rummel and wife, Jenna M. Rummel by deed from Anthony Bell and wife, Staci L. Bell, dated February 17, 2009, recorded February 19, 2009 in Instrument No. 20090219-0014673, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 6900 Page 405, amended in Book 6900, page 550 corrected in Book 7462 page 445 Book 8110, page 401 and Book 8181 page 112, said Register's Office; restrictions of record in Book 7351, page 852, Book 7451, page 739, Book 8336, page 393, said Register's Office; Easements for sanitary sewers and/or storm drainage granted to the Metropolitan Government of record in Book 11030, page 740 and Book 11030, page 785, said Register's Office.

This is improved property, known as: 613 Granwood Boulevard, Old Hickory, Tennessee 37138

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of August, 2013.

Jonathan Rummel

Jenna M. Rummel

State of TENNESSEE
County of DAVIDSON

On this 9th day of August, 2013 , before me the undersigned authority, personally appeared Jonathan Rummel and Jenna M. Rummel , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $172,000.00

Affiant

Sworn and subscribed before me this the 9th day of August, 2013

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary Public