Davidson County DEEDWARR
Recvd: 06/25/14 14:43 4 pgs
Fees:23.00 Taxes:1846.30
20140625-0055715

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31760-04-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $499,000.00. Affiant Subscribed and sworn to before me this 25th day of June, 2014. Notary Public My Commission Expires: KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
William Ray Hearn Charmion Gustke Hearn 130 Kenner Avenue Nashville, TN 37205	William Ray Hearn Charmion Gustke Hearn 130 Kenner Avenue Nashville, TN 37205	Map and Parcel No.: 130 110 12900

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, **David B. Ingram** ("Grantor") has this day bargained and sold, and does hereby transfer and convey to **William Ray Hearn and Charmion Gustke Hearn, husband and wife** (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 921 Lynnwood Boulevard, Nashville, TN 37205.

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

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 25th day of June, 2014.

David B. Ingram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David B. Ingram**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2014.

Pamela B. Garrison
Notary Public
My Commission Expires: 9/6/16



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Revised Plat of the New Golf Club Subdivision, of record in Plat Book 421, page 185, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David B. Ingram by deed dated June 6, 2003, from Alison S. Douglas, of record in Instrument No. 20030606-0078557, rerecorded in Instrument No. 20030613-0081818, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County, and Belle Meade City taxes for the year 2014, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 130 110 12900.
2. All matters appearing on the Plan of record as Book 421, page 185, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer granted to City of Belle Meade of record in Book 5850, page 928, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015