PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20140047247 DEEDWARR
Recvd: 07/02/14 13:23 2 pgs
Fees:13.00 Taxes:2756.50
20140702-0058302

W & I Ref:(DM) Title No: 53444
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Philip Rutterer Kristin Rutterer 206 Belclaire Place Nashville, Tennessee 37205	F+M BANK 50 Franklin St. Clarksville, TN 37040

TAX MAP-PARCEL NUMBERS: 104140011900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$745,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Drew E. Ammons and spouse, May Ling Mah**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Philip Rutterer and spouse, Kristin Rutterer** 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. 8 on the Plan of Whitworth Phase 02, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Drew E. Ammons and May Ling Mah, by Warranty Deed from Michael B. Bressman and wife, Lisa Schultz Bressman, dated December 9, 2009 and recorded on December 15, 2009 of record in Doc No. 20091215-0114163, 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 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, Page 470, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 8026, page 305, Book 8282, page 45, Book 8830, page 249, Book 8830, page 270, Book 9144, page 153, Book 9778, page 27, Doc. No. 20100605-0046543, and amendment to By Laws in Doc. No. 20020812-0097386, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 206 Belclaire Place, Nashville, Tennessee 37205

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 25th day of June, 2014.

Drew E. Ammons

May Ling Mah

State of TENNESSEE
County of DAVIDSON

On this 25th day of June, 2014 , before me the undersigned authority, personally appeared Drew E. Ammons and May Ling Mah , 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: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

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 $745,000.00

Affiant

Sworn and subscribed before me this the 26th day of June, 2014

Notary Public

My Commission Expires: March 5, 2016

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE