BILL GARRETT, Davidson County
Trans:T20140071679 DEEDWARR
Recvd: 09/24/14 14:14 2 pgs
Fees:13.00 Taxes:814.00
20140924-0087922

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #14-1275

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph William Humke and wife, Jenna Christy Morgan now known as Jenna Christy Morgan Humke**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Katherine Mains, unmarried**, 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:**

Being Lot Number 18 on the Plan of Phase Two, Rosedale Place, of record in Plat Book 11190 at Page 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joseph William Humke, unmarried, and Jenna Christy Morgan, unmarried, as joint tenants with right of survivorship by Warranty Deed from Brendan W. Reagan and Elizabeth A. Reagan, husband and wife, dated May 3, 2010, of record as Instrument No. 20100506-0034699, Register's Office for Davidson County, Tennessee. Jenna Christy Morgan is now married to Joseph William Humke and is now known as Jenna Christy Morgan Humke.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2735 Rosedale Place, Nashville, TN, 37211.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

WITNESS THE EXECUTION HEREOF this 22nd day of September, 2014.

Joseph William Humke

Jenna Christy Morgan Humke

State of Tennessee)
County of Davidson)

On this 22nd day of September, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joseph William Humke and Jenna Christy Morgan Humke, the bargainor(s), 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.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 220,000.00.

Nicole K. Steen
Affiant

Sworn and subscribed before me on this the 22nd day of September, 2014.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Katherine Mains 2735 Rosedale Place Nashville, TN 37211	New Owner	118-3-117