THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF OCTOBER, 2014. Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140077307 DEEDWARR
Recvd: 10/14/14 12:21 2 pgs
Fees:13.00 Taxes:444.00
20141014-0094749

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy Nelson Green, Jr.	owner	MAP 91-07
7221 Keynsham Drive		PARCEL 20800
Fairview, TN 37062		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **John David Demumbra, a single peson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jimmy Nelson Green, Jr.**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1310 and 1312 of Block No. 182 on Plan No. 1, West Nashville of record in Plat Book 57, Page 74 and 75, 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 Andrew Jackson Demumbra & wife, Georgia Mae Demumbra by deed from People's Realty Company, Inc of record in Book 2400, page 311, Register's Office for Davidson County, Tennessee, dated May 17, 1955 and recorded on May 23, 1955.

Andrew Demumbra and Georgia Demumbra having since died. Glenda Darlene Demumbra named Administratrix of the Estate of Georgia Demumbra in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 06P-991. The property was further conveyed in Affidavit of Heirship from Glenda Darlene Demumbra, Administratrix of the Estate of Georgia Mae Demumbra to Randall Dwight Demumbra, son, Rickie Rae Demumbra, son, Vickie Lee Stanfield, daughter, and John David Demumbra, son, recorded at Instrument No. 20061206-0150601.Being the same property conveyed to John David Demumbra, Rickie Rae Demumbra and Vickie Lee Stanfield by deed from Glenda Darlene Demumbra, Administratrix of the Estate of Georgia Mae Demumbra, and Glenda Darlene Demumbra, inidividually, Randall Dwight Demumbra, son, Rickie Rae Demumbra, son, Vickie Lee Stanfield, daughter, and John David Demumbra, son of record in Instrument No. 20070904-0105760 Register's Office for Davidson County, Tennessee, dated August 27, 2007 and recorded on September 4, 2007.

Being the same property conveyed to John David Demumbra by deed from Rickie Rae Demumbra and Vickie Lee Stanfield of record in Instrument No. 20140731-0068445 Register's Office for Davidson County, Tennessee, dated July 29, 2014 and recorded on July 31, 2014..

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5405 Kentucky Avenue, Nashville, TN 37209.**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 my hand this the 10th day of October, 2014.

John D. Demumbra

John David Demumbra

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this the 10th day of October, 2014.

My Commission expires: 1-9-16

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN