THIS INSTRUMENT PREPARED BY: DAVID C. RISNER, ATTORNEY AT LAW, P.O. BOX 594, KINGSTON SPRINGS, TENNESSEE 37082

Prepared upon information furnished by the parties and without the benefit of a survey, title examination, title insurance, and no closing.

STATE OF TENNESSEE)
) ss:
COUNTY OF CHEATHAM)

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Subscribed and sworn to before me this the 12 day of November, 2014.

Notary Public

My Commission Expires: My Commission Expires FEB. 26, 2018

BILL GARRETT, Davidson County
Trans:T20140085762 DEEDWARR
Recvd: 11/13/14 14:01 2 pgs
Fees:13.00 Taxes:536.50
20141113-0104915

SARAH D. MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Donald K. Loftis 7127 Old Franklin Road Fairview, Tennessee 37062	Same	Map 155-16-0 Parcel 041.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration the receipt of which is hereby acknowledged, **I, Sara A. Rawdon, a single person,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Donald K. Loftis, married**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 26 on the plan of Pasquo Park, Section Two, as shown on plat of record in Plat Book 3600, page 77, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 26 fronts 125 feet on the southerly side of Cambron Drive and extends back 230 feet on the westerly line and 232.2 feet on the easterly line to a dead line measuring 125 feet thereon.

Being the same property conveyed to William L. Rawdon and wife, Sara A. Rawdon, by warranty deed from O.H. Mason and wife, Dorothy Mason, of record in Book 4586, page 178, Register's Office for Davidson County, Tennessee, with William L. Rawdon having died and predeceased Grantor on May 19, 2014.

This is the same legal description as on the previous deed of record.

This conveyance is made subject to:

Taxes for 2014 have been paid by Seller in full but shall not be prorated and will inure to the benefit of Buyer.

Restrictive covenants contained in an instrument of record in Book 3769, page 294, and Correction of Restricted Covenants of record in Book 3870, page 11, both in the Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or rights of way for public utilities.

This is improved property known as 5023 Cambron Drive, Nashville, Tennessee 37221, but carried on the assessor's record for tax purposes as 5025 Cambron Drive, Nashville, Tennessee 37221, said property references being one and the same parcel.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his successors and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever. Whenever 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 12 day of November, 2014.

Sara A. Rawdon

STATE OF TENNESSEE)
) ss:
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Sara A. Rawdon, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 12 day of November, 2014.

NOTARY PUBLIC

My Commission Expires: My Commission Expires FEB. 26, 2018

SARAH D. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY