WARRANTY DEED

J-RH-17-4034-H

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Walter F. Rumble	**New Owner**	
(NAME)	(NAME)	**165-00-021.00**
369 Dade Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURA HAMLIN DIGAN, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WALTER F. RUMBLE, BARBARA E. RUMBLE AND TAYLOR A. RUMBLE AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 2nd formerly 3rd Civil District of Davidson County, Tennessee being known as Lots No. 2 and 3 on the Map of the Lands of Harry Warnich and described according to a copy of a survey thereof made April 26, 1948 by Watkins & Murray Surveyor as follows:
Beginning at a point in the center line of Old Hickory Boulevard at the common corner of Lots Nos. 1 and 2; thence with the line between said lots, North 45 degrees. 30' West 200 feet to an iron pin: thence North 38 degrees East 200 feet to an iron point at the corner of Lots 3 and 4; thence with the line between said lots, South 45 degrees 30' East 204 feet to a point in the center line of Old Hickory Boulevard; thence with the center line of same South 39 degrees 15' West 100 feet and continuing with the center line of said Boulevard south 38 degrees West 100 feet to the beginning.

Being the same property conveyed to Laura Hamlin Digan, a married person by Warranty deed from The Irby Morgan Smith, Jr., Living Trust, Ronnie Lee Jones, Successor Trustee and The Opal Frances Smith Living Trust. Opal Frances Smith, Trustee of record in Instrument No. 20030728-0104691 Register's Office for Davidson County, Tennessee, dated July 14, 2003 and recorded on July 28, 2003.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **4034 LaVergne Couchville Pike, Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their 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.

BILL GARRETT, Davidson County
Trans:T20170042721 DEEDWARR
Recvd: 05/19/17 09:54 2 pgs
Fees:13.00 Taxes:170.20
20170519-0049836

Witness my/our hand(s) this the 17th DAY OF MAY; 2017.

Laura Hamlin Digan by John Gleaves, Attorney-In-Fact

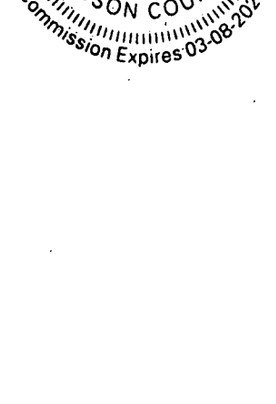
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Gleaves, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Laura Hamlin Digan and acknowledged that he/she executed the same as the free act and deed of the said Laura Hamlin Digan, said Power of Attorney is recorded in Instrument No. 20170519-0049835, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at
Nashville, Tennessee
on this the 17th day of May, 2017.

NOTARY PUBLIC

My Commission Expires: _____



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212