Tax Identification No. 14616015600

This Instrument Was Prepared By:
WILLIAMSON COUNTY ESCROW AND TITLE, INC.
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 794-8780

Send Tax Bills To:

SAME AS NEW OWNER

Bill Garrett Davidson County
Batch# 101065 **DEEDWARR**
06/06/2018 12:51:44 PM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20180606-0054301

New Owner:

Todd M. Rumans, ETUX
5213 Smartt Drive
Nashville, TN 37220

Mortgagee:

NBKC Bank, ISAOA
8320 Ward Parkway
Kansas City, MO 64114

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Caroline E. Weigel, and husband, Benjamin W. Weigel**, Grantors, have bargained and sold and by these presents do transfer and convey unto **Todd M. Rumans and wife, Laura E. Rumans**, Grantees, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

Land in Davidson County, Tennessee, being Lot No. 952 on the Plan of Section IX, Brentwood Hall Subdivision, as shown on the plat of record in Plat Book 2331, page 92, in the Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Said Lot No. 952 fronts 97 feet on the westerly side of Smartt Drive and runs back 208 feet on the northerly line and 213.9 feet on the southerly line to a dead line in the rear, on which it measures 96.3 feet.

Being the same property conveyed to Caroline E. Weigel and Benjamin W. Weigel, wife and husband, by Warranty Deed from Ben H. Bagley, unmarried, recorded on the 20th day of November, 2008 in Instrument Number 20081120-0114364, Register's Office of Davidson County, Tennessee.

This is ( ) unimproved (X) improved property with an address of 5213 Smartt Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTORS DO COVENANT with the said Grantees that they are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 1) 2018 Davidson County - Nashville Metropolitan, Tennessee taxes are a lien not yet due and payable. Grantors have paid their prorate part thereof to Grantees who will be responsible for the payment of said taxes when they come due and payable. 2) Matters appearing on the Plan of Brentwood Hall, Section IX, of record in Plat Book 2331, page 92, Register's Office of Davidson County, Tennessee.

AND GRANTORS DO FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and

assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 4th day of June, 2018.

Caroline E. Weigel

Benjamin W. Weigel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Caroline E. Weigel and husband, Benjamin W. Weigel** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 4th day of June, 2018.

NOTARY PUBLIC

My Commission Expires: 3-3-2020

HILLARY D SECKMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Four Hundred Eighty-Five Thousand and no/100 ($485,000.00) dollars which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 4th day of June, 2018.

NOTARY PUBLIC

My Commission Expires: 3-3-2020

HILLARY D SECKMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY