Davidson County DEEDWARR
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Fees:13.00 Taxes:388.50

20071116-0134450

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Loretha Fisher, Grantors
TO: Kristina Lee Marable, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Kristina Lee Marable 1111 Mary Evelyn Court Nashville, TN 37217	Same as Owner	150-02-453.00

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Notary Seal present, but could not be reproduced

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $105,000.00.

Bill Garrett
Davidson County Register of Deeds

Kristina L Marable
Affiant

Subscribed and sworn to before me this the 9th day of October, 2007.

My commission expires: June 12, 2011

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Loretha Fisher**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Kristina Lee Marable,** hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 149B on the Plan of Revised Section Two of Harbor Gate, as of record in Plat Book 6250, Page 33, revised in Book 6900, page 251, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Loretha Fisher, an unmarried person, by warranty deed from Michele D. Dixon and husband, James Dixon, recorded November 10, 2005 in Instrument No. 20051110-0136172, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 1111 Mary Evelyn Court, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and defend the title to the said land to the said Grantees, 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 9TH day of OCTOBER, 2007.

"GRANTORS"

Loretha Fisher

Loretha Fisher

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Loretha Fisher, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 9TH day of OCTOBER, 2007.

My commission expires: JUNE 12, 2011

Notary Public

{Seal}

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds