| THIS INSTRUMENT PREPARED BY: | STATE OF TENNESSEE, COUNTY OF DAVIDSON: |
|---|---|
| **Mudter Morgan, Patterson & Akins**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 27985-08-2008**<br><br>**Record & Return To:**<br>**The Title Shop**<br>**1612 Westgate Cir., Ste. 214**<br>**Brentwood, TN 37027** | The actual consideration or value, whichever is greater, for this transfer is: $146,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 19th day of August, 2008.<br><br>Notary Public<br><br>My Commission Expires: 5/8/2010<br><br>My Commission Expires |

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Raechel Glynn<br>2317 McGavock Pike<br>Nashville, TN 37216 | Same | Map and Parcel No.:<br>062130053.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Terri Lynn Stokes, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Raechel Glynn, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2317 McGavock Pike, Nashville, TN 37216

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 19th day of August, 2008.

Terri Lynn Stokes by T. Jay Warner, AIF.
Terri Lynn Stokes
by T. Jay Warner, Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:
Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **T. Jay Warner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Terri Lynn Stokes** as her Attorney-In-Fact, as the free act and deed of the within named **Terri Lynn Stokes**.

Witness my hand and official seal at Nashville, Tennessee this 19th day of August, 2008.

Witness my hand, at office, this 19th day of August, 2008.

My Commission Expires: 5-23-

Notary Public

EMILY C. MAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/18/08 10:56 2 pgs
Fees:13.00 Taxes:540.20

20080918-0095303

# EXHIBIT "A"

Being part of Lot No. 33 on the Plan of resubdivision of Riverwood, of record in Book 547, page 62, Register's Office for said County, and being shown as Lot 4 on the unrecorded resubdivision of said lot on a plan made by Cantrell, Connell and Gree, Engineers, March 20, 1950, as follows: Beginning at a point in the northerly margin of McGavock Pike at the corner of Lots No. 4 and 5; thence with line between said lots, northwardly 170 feet to an iron pin, thence south 56 degrees 15 minutes West with a branch 183 feet to an iron pin, corner of Lot No. 3 on said plan; thence with the line between Lots 3 and 4; southwardly 153 feet to an iron pin in the northerly margin of McGavock Pike; thence with the margin of the same, North 54 degrees, 01 minutes East 80 feet to a point and continuing with said Pike, north 70 degrees, 09 minutes east 65 feet to the point of beginning.

Being the same property conveyed to Terri Lynn Stokes, unmarried, by deed dated October 25, 1995 from Renne L. Freeburg, unmarried of record in Book 9840, page 776, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 547, page 62, Register's Office for Davidson County, Tennessee.