Return to:
Property Title & Escrow
131 Indian Lake Rd, Ste 208
Hendersonville, TN 37075

RHONDA M. SCHNEIDER
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

State of Tennessee
County of ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $165,900.00.

Affiant

Subscribed and sworn to before me, this the 26th day of January, 2009.

Notary Public

My commission expires: ~~My Commission Expires:~~ Aug. 22, 2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Georgey A. Georgey	same	**062-020-B-091.00CO**
4461 Frost Street		Davidson County DEEDWARR Recvd: 02/04/09 15:59 2 pgs Fees:13.00 Taxes:613.83
Nashville, TN 37214		20090204-0009698

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Christopher P. Royea and wife, Jennifer J. Royea

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Georgey A. Georgey and wife, Mary Georgey

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Lot No. 20 on the Plan of First Amendment to Abbington Park, Phase One-Section Three of record in Instrument #20040728-0090230, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher P. Royea and wife, Jennifer J. Royea by deed from Beazer Homes Corp., of record in Instrument No. 20040923-0114768, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2009 and subsequent years, easements, and restrictions of record.

This is improved (___X_) Unimproved (____) property, known as **4461 Frost Street, Nashville, TN 37214**

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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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.

Witness my/our hand(s) this 26th day of January, 2009.

Christopher P. Royea
Christopher P. Royea

Jennifer J. Royea
Jennifer J. Royea

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher P. Royea and wife, Jennifer J. Royea,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **26th** day of **January, 2009.**

Robin S. Edwards

Notary Public

My Commission Expires: 2/26/2011

