# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090019800 DEEDWARR
Recvd: 03/25/09 14:24 2 pgs
Fees: 13.00 Taxes: 157.25
20090325-0027049

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $42,500.00.

Elizabeth Marson
Affiant

Subscribed and sworn to before me this 18 day of March, 2009.

Notary Public
My Commission expires: 8/13/11
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| The 1213 Coarsey Drive Trust | SAME | 107-13-0-059.00 |
| P.O. Box 791 | | |
| Joelton, TN 37081 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Athlyne Norman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 1213 Coarsey Drive Trust, L&O Farms, LLC, as Trustee**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 307 on the plan of Miro Meadows, 2nd Addition, of record in Book 1424, page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot No. 307 fronts 90 feet on the southerly side of Coarsey Drive and runs back 171.6 feet on the westerly line and 166.1 feet on the easterly line, to a dead line in the rear, measuring 90.1 feet thereon.**

**Being the same property conveyed to Ralph V. Norman and wife, Frances G. Norman aka Athlyne Norman, by deed from A & C Homes, Inc., on December 9, 1949, of record in Book 1781, page 603, Register's Office for Davidson County, Tennessee. The said Ralph V. Norman having died, leaving property to Athlyne Norman by right of survivorship.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1424, page 112, Register's Office Davidson County, Tennessee.
- Easement for Sanitary Sewer and Storm Drainage of record in Instrument Number 20090317-0023916, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1213 Coarsey Drive, Nashville, TN 37217**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this March 18, 2009.

Athlyne Norman by Danny Michael Norman as attorney-in-fact
**Athlyne Norman**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Danny Michael Norman, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Athlyne Norman, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Athlyne Norman the bargainor(s), by the said Danny Michael Norman, as Attorney-in-Fact.

WITNESS my hand and seal, this 18th day of March, 2009.

_____ My Commission Expires: 8/23/11
NOTARY PUBLIC

