BILL GARRETT, Davidson County
Trans:T20090025740 DEEDWARR
Recvd: 04/20/09 09:10 2 pgs
Fees:13.00 Taxes:651.20
20090420-0035322

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6090199

Send Tax Bills To:
Franklin American Mortgage Company
501 Corporate Centre Dr. Ste 400
Franklin, TN 37076

New Owner is:
Iisha M. Lemming
4611 Medora Avenue
Nashville, TN 37216

MAP: 061-08-0

PARCEL: 140.00

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 all of which is hereby acknowledged, **Heather Coburn, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Iisha M. Lemming,,** unmarried hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot Number 6 on the Map of Mrs. A. J. McGaugheys Subdivision of Tract No. 2, Second Haysboro Subdivision, as of record in Book 843, page 71, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete description.

Being the same property conveyed to Heather Coburn, unmarried, by Quitclaim Deed from David Grier, unmarried, dated 7-18-06 and recorded 9-7-06 in Instrument Number 20060907-0110620; and previously conveyed to David Grier and Heather Coburn, both unmarried, by Warranty Deed from Everett S. Williams and wife, Stacey M. Williams, dated 8-31-04 and recorded 9-1-04 in Instrument Number 20040901-0105836, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **4611 Medora Avenue, Nashville, TN 37216**

HC
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns

against the lawful claims of all persons whomsoever.

WITNESS our hands this the 8 day of April, 2009.

GRANTOR(S):

Heather A Coburn

HEATHER COBURN

_____

ACKNOWLEDGEMENT

STATE OF Maryland
COUNTY OF Baltimore

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **HEATHER COBURN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 8 day of April, 2009.

THOMAS H MURN
Notary Public
Baltimore County
Maryland
My Commission Expires Dec 4, 2012

Thomas H Murn

NOTARY PUBLIC
My Commission Expires: 12/4/12

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$176,000.00**.

Heather Ashley Newton

AFFIANT

SWORN TO and subscribed before me this the 8th day of April, 2009.

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Donna C. Pionk

NOTARY PUBLIC
My commission expires: 1-9-2012