Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 09030032

Leonard Willis

STATE OF TENNESSEE }
COUNTY OF Sumner }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,400.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th DAY OF May, 2009.

NOTARY PUBLIC

My Commission expires: 9.19.2011

MICHELLE HIGHTOWER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Address of New Owner	Send Tax Bills To:	Tax Information:
Stacy L. Blythe 1013 Mulberry Way Nashville, TN 37207	Same	172-13-0A-016

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, I, **Leonard Willis,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do transfer and convey unto **Stacy L. Blythe, unmarried** hereinafter called the **Grantee**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Final Plat of Mulberry Downs, Phase I, a Planned Unit Development, of record in Plat Book 7900, page 84, 85 and 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Leonard Willis, a single man by deed from Manuel P. Derivera and wife, France Tan Derivera, dated 07/01/2002 and recorded at Instrument Number 20020711-0083421, Register's Office for Davidson County, Tennessee

This is improved property generally located:
1013 Mulberry Way, Nashville, TN 37207

SUBJECT TO THE FOLLOWING:

1. 2009 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the plan of Final Plat of Mulberry Downs, Phase I, a Planned Unit Development, of record in Plat Book 7900, page 84, 85 and 86, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Restrictive covenants recorded in Book 8053, page 316, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof

BILL GARRETT, Davidson County
Trans:T20090030777 DEEDWARR
Recvd: 05/08/09 13:41 2 pgs
Fees:13.00 Taxes:486.18
20090508-0042618

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. I do covenant with said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **Leonard Willis,** has caused this instrument to be executed, this the 27 day of April, 2009.

Leonard K. Willis

Leonard Willis

STATE OF TN
COUNTY OF ~~Cheatham~~ Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Leonard Willis**, 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 for the purposes therein contained.

This the 27 day of April, 2009.

My commission Expires: 10/20/10

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY