03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this 15th day of May, 2009.

Notary Public
My commission expires: 9/22/2010

03-0801-35212

Address of New Owner:	Send Tax Bills to:	Tax Information
Heather Karazin 436 Coventry Drive Nashville TN 37211	BANK OF AMERICA, N.A. 101 S. TRYON ST. CHARLOTTE, NC 28255	147-02-0-116

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert W. Whitbeck, unmarried, and Diane K. Mann and husband, David E. Mann, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Heather Karazin, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 158, on the Plan of Abbey Hall, Section II, of record in Book 2331, Page 38, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert W. Whitbeck, unmarried, and David E. Mann and wife, Diane K. Mann, tenants in common with right of survivorship by deed from Robert Onelia Osaba, dated 5-22-05, recorded 6-15-05, of record in Instrument No. 20050615-0068171, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 436 Coventry Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

BILL GARRETT, Davidson County
Trans:T20090032914 DEEDWARR
Recvd: 05/19/09 11:31 2 pgs
Fees:13.00 Taxes:573.50
20090519-0045943

x
x
x

WITNESS my hand this 14th day of May, 2009.

Robert W. Whitbeck
By: Diane K. Mann, Atty in Fact

Robert W. Whitbeck
By: Diane K. Mann, Atty in Fact

Diane K. Mann

David E. Mann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Diane K. Mann and David E. Mann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 14th day of May, 2009.

RACHELLE CAUDILL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Rachelle Caudill
State of Tennessee at Large

My Commission expires 9/22/2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Diane K. Mann, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Robert W. Whitbeck, and that she is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of May, 2009.

9/22/2010
Commission expires

Rachelle Caudill
Notary Public

RACHELLE CAUDILL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY