ADDRESS NEW OWNERS and
SEND TAX BILLS:
DANIELLE R. MERCER
1924 Avalon Drive
Nashville TN 37218

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
73 - 5 - 27

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, CHRIS NEESE, a married person, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to DANIELLE R. MERCER, hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 23, on the Plan of Virginia Manor, of record in Book 1835, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> BEING the same property conveyed to Chris Neese by deed recorded November 6, 2006 in Instrument No. 20061106-0137835, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 1924 Avalon Drive, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans:T20090036419 DEEDWARR
Recvd: 06/02/09 15:03 2 pgs
Fees:13.00 Taxes:542.79
20090602-0050823

Executed on this 29 day of May, 2009.

CHRIS NEESE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, CHRIS NEESE, a married person, the within named bargainor 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.

Witness my hand at office this 29 day of May, 2009.

NOTARY PUBLIC

My Commission Expires:
8/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $146,700.00.

AFFIANT

Subscribed to and sworn before me, this the 29 day of May, 2009.

NOTARY PUBLIC

My Commission Expires:
8/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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