BILL GARRETT, Davidson County
Trans:T20090045226 DEEDWARR
Recvd: 07/06/09 15:44 2 pgs
Fees:13.00 Taxes:1813.00
20090706-0062953

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

David L. Tabb
1903 Wildwood Av
Nashville, TN 37212

SEND TAX BILL:

New Owner

MAP AND PARCEL:
Map 117-4
Parcel 416

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lilla I. Marigza and husband, Brian Cummings**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **David L. Tabb, an unmarried man**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Marigza Subdivision, being a Resubdivision of Part of Lot 1, A. B. Montgomery Lands, as of record as Instrument No. 20060627-0076536, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being part of the same property conveyed to Rupert M. Marigza and wife, Mary-Helen I. Marigza by deed from R & M Real Estate of record in Book 7031, page 629, dated November 4, 1986, said Register's Office, the said Rupert M. Marigza having since died. The property was further conveyed to Lilla I. Marigza by deeds of record as Instrument No. 20011221-0141236, dated December 18, 2001 and 20020107-0002055, dated January 5, 2002, said Register's Office. Lilla I. Marigza then conveyed said property to Lilla I. Marigza and husband, Brian Cummings by deed of record as Instrument No. 20070523-0061238, dated May 22, 2007, said Register's Office.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 1903 Wildwood Av, Nashville, TN 37212.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and

possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 30th day of June, 2009.

Lilla I. Marigza

Brian Cummings

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Lilla I. Marigza and Brian Cummings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 30th day of June, 2009.

Notary Public

My Commission Expires: 09/25/2010

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $490,000.00.

AFFIANT

Subscribed and sworn to before me
this 30 day of June, 2009.

NOTARY PUBLIC

My Commission Expires: 9/18/12

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 18, 2012