#16

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Return to and Prepared by:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Ste 200
Nashville, TN 37215

Address New Owner(s)
Tiffany Townsend and Todd Matthews
1019 Mansfield Ave.
Nashville, TN 37206
Send Tax Bills To:
F & M Bank
50 Franklin Street
Clarksville, TN 37040

Map & Parcel Nos.:
08305016400

BILL GARRETT, Davidson County
Trans:T20090046054 DEEDWARR
Recvd: 07/09/09 10:08 2 pgs
Fees:13.00 Taxes:517.63
20090709-0064055

WARRANTY DEED

THIS INDENTURE, made and entered into this 10 **day of July, 2009**, by and between **Lori Fletcher**, party of the first part, and **Tiffany Townsend and Todd Matthews***, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED THIRTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($139,900.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

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

Being the southerly 150 feet of Lot 10 and a 10 foot strip south of and adjoining the same on the plan of D.H. Bailey's property, of record in Plat Book 421, page 65, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lori A. Fletcher, unmarried by deed from Peter J. Richards of record in Instrument No. 200207120084027, Register's Office for Davidson County, Tennessee.

***Tiffany E. Townsend and Todd Matthews, wife and husband. Tiffany E. Townsend and Tiffany Townsend are one and the same person.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Lori A. Fletcher
Lori Fletcher

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lori Fletcher** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 6 **day of July, 2009.**

My commission expires: **EXP 03/04/2013**

Notary Public

KEVIN G. BIPPEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$139,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 6 **day of July, 2009.**

EXP 03/04/2013

KEVIN G. BIPPEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

PROPERTY ADDRESS:
1019 Mansfield Avenue
Nashville, TN 37206