AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

# WARRANTY DEED

THIS INDENTURE is made and entered into this 25th day of August, 2009 by and between **Teresa L. Guffey, Executrix of the Estate of Elizabeth Maney**, hereinafter referred to as GRANTOR, and **Nancy M. Searcy**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit M-1 on the Plan of Hobbs House Apartments - Condominium, a Horizontal Property Regime, of record in Book 4595, page 74, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Elizabeth Maney, unmarried by Warranty Deed from Jeanette B. Clarke, Leslie M. Clarke, and Leslie N. Burrough, dated August 28, 1992, of record in Book 8720, page 388, Register's Office for Davidson County, Tennessee. Elizabeth Maney has since deceased, appointing Teresa L. Guffey, Executrix of her estate and instructing her to sell the aboved desceribed property.

This is [X]improved [ ]unimproved property known as: **2116 Hobbs Road Apt M1, Nashville, TN 37215**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Estate of Elizabeth Maney

By: Teresa L Guffey Executor
Teresa L. Guffey, Executrix

BILL GARRETT, Davidson County
Trans:T20090058796 DEEDWARR
Recvd: 08/27/09 11:25 2 pgs
Fees:13.00 Taxes:569.62
20090827-0080643

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, M. Todd Jackson, a Notary Public of said State and County aforesaid, personally appeared **Teresa L. Guffey** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Executrix** of **Estate of Elizabeth Maney**, the within named bargainor, and that he/she as such **Executrix**, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by himself (or herself) as **Executrix**.

Witness my hand and seal, at office in Nashville, this the 25 day of August, 2009.

Notary Public
My Commission Expires: 7-31-2011

M. TODD JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 31, 2011

**Name and Address of Property Owner:**
Nancy M. Searcy
2116 Hobbs Road Apt M1, Nashville, TN 37215

**Send Tax Statements to:**

Sentrust Mortgage
P.O. Box 79041
Baltimore, MD 21279-0041

**Map and Parcel--131.02-0A-081.00 CO**

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $153,950.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 25 day of August, 2009.

Notary Public

My Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
29-1-334