WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090061188 DEEDWARR
Recvd: 09/04/09 14:43 2 pgs
Fees:13.00 Taxes:454.73
20090904-0083593

LEWIS BRONER MOODY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

State of Tennessee)
County of ~~Davidson~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is **$122,900.00**.

Rebecca Nichelson
Affiant

Subscribed and sworn to before me, this the 2nd day of September, 2009.

Notary Public

My commission expires: 10/20/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Katrice M. Cloyd	**First Community Mortgage, Inc.**	**162-10-112**
604 Roxanne Court	**1610 South Church Street, Suite A**	
Antioch, TN 37013	**Murfreesboro, TN 37130**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES. AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Geri McBride, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katrice M. Cloyd

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 112 on the Plan of Brook-View Estates, Section 2, as of record in Book 4460, Page 163, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Roy L. Brock, a single person, by Special Warranty Deed from Secretary of Veterans Affairs, dated March 6th, 1995, of record in Book 9618, Page 275, Register's Office for Davidson County, Tennessee. And being further conveyed to Geri McBride, not married, by Quitclaim Deed from Roy L. Brock, not married, of record of record in Instrument No. 20060224-0021748, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit of record in Instrument No. 20070813-0096479, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s)herein.

This is Improved (X) unimproved (__) property, known as: **604 Roxanne Court, Antioch, TN 37013.**

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 that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness my hand this **2nd** day of **September, 2009.**

Geri McBride

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Geri McBride,** the within named seller, 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 therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **September, 2009.**

Notary Public

My Commission Expires: 2/24/13

