BILL GARRETT, Davidson County
Trans:T20090062524 DEEDWARR
Recvd: 09/11/09 15:08 2 pgs
Fees:13.00 Taxes:455.10
20090911-0085316

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Robyn Leigh Norfleet
2704 Airwood Drive
Nashville, TN 37214

MORTGAGEE
Franklin American Mortgage
501 Corporate Centre Drive, Ste. 400
Franklin, TN 37067

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 095-12-O-A
PARCEL 211.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Velma L. Whitson, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robyn Leigh Norfleet, unmarried,** 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:

BEING Lot No. 37, on the plan of Lakeland, Phase Two, Section Two, of record in Plat Book 7900, Page 103, 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 Lester W. Whitson and wife, Velma L. Whitson by deed from Gil Smith d/b/a Precision Homes, dated December 30, 1994 and filed of record in Book 9566, Page 996, Register's Office for Davidson County, Tennessee. The said Lester W. Whitson has since died on April 26, 2009.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions for Lakeland, Section II, Phase II of record in Book 7826, Page 462; Supplement and Amendment to the Declaration of record in Book 8079, Page 800; Charter for Lakeland, Section II, Phase II, Homeowners Association, Inc. of record in Book 7820, Page 601; Articles of Incorporation of Lakeland, Section II, Phase II, Homeowners Association of record in Book 7820, Page 602; Easement in favor of Electric Power Board of the City of Nashville of record in Book 2017, Page 592; Easement in favor of Electric Power Board 2145, Page 20; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4826, Page 864, Book 4754, Page 522; and Book 4925, Page 65; Covenants, Restrictions, and all Easements of record in Book 6781, Page 163; Deed of Conveyance from Marvin Hopper to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 7628, Page 590; and Book 7628, Page 596; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 7900, Page 103, Register's Office for Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **2704 Airwood Drive Nashville, TN 37214.**

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, their heirs and assigns, forever; and we do covenant with 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 our hands this 4th day of September, 2009.

Velma L. Whitson

Velma L. Whitson

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Velma L. Whitson, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of September, 2009.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $123,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of September, 2009.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.2.12