BILL GARRETT, Davidson County
Trans: T20090063963 DEEDWARR
Recvd: 09/18/09 11:02 2 pgs
Fees: 13.00 Taxes: 495.80
20090918-0087274

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $134,000.00.

x Robert Walden
Affiant

Subscribed and sworn to before me, this the 15th day of September, 2009.

Notary Public

My commission expires: 7-25-12

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Justin M. Prine	WR Starkey Mort.	172-08-2
5903 Kinsdale Dr	5055 W Park Blvd Ste 100	
Nashville, TN 37211	Plano, TX 75093	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert Walden as Executor of the Estate of Marguerite Tyne

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin M. Prine and Heidi N. Butler, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Forest Acres Estates, Section 1, as of record in Book 3700, page 2, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Edward M. Tyne and wife Marguerite M. Tyne by deed from R.B. Woodroof and wife Margrette D. Woodroff of record in Book 3973, page 481, Register's Office for Davidson County, Tennessee, dated December 29, 1965. **

This conveyance is subject to all restrictions, easements and planning documents of record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (✓) unimproved (____) property known as 5903 Kinsdale Dr, Nashville, TN 37211.

172-08-2 is the parcel identification number assigned to the property by the county tax assessor's office.

** The said Edward M Tyne and Marquerite M Tyne have since died, and Edward M Tyne predeceased Marguerite M Tyne. The Last Will and Testament of Marguerite TYne was admitted to probate on January 21, 2009 in the Seventh CIrcuit Court of Davidson County, Probate Division, Docket No. 09P44, and Robert Walden was appointed as Executor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF September 15, 2009:

Robert Walden

Robert Walden as Executor of the Estate of Marguerite Tyne

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Robert Walden as Executor of and the Estate of Marguerite Tyne, the within named Grantor(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, at office, this the 15th day of September, 2009.

My Commission Expires: 7-25-12

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 15th day of September, 2009.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____ _____, **the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.**

Witness my hand, at office, this the 15th day of September, 2009.

My Commission Expires:_____

Notary Public

20091695R