THIS INSTRUMENT PREPARED BY:
Keystone Title
9005 Overlook Blvd #134
Brentwood TN 37027

Address New Owner(s)
Jeannette Markey
1005 Bryan Street
Old Hickory, Tennessee 37138

Send Tax Bills To:
Property Address

Map & Parcel Nos.:
044 150 23700

BILL GARRETT, Davidson County
Trans:T20100011724 DEEDWARR
Recvd: 03/01/10 09:16 2 pgs
Fees:13.00 Taxes:384.80
20100301-0015157

WARRANTY DEED

THIS INDENTURE, made and entered into this 28 **day of** January, 2010, by and between **David Shearon and Chris Cornish, both unmarried**, party of the first part, and **Jeannette Markey**, a single woman party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED FOUR THOUSAND AND 00/100 DOLLARS ($104,000.00)** 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 Old Hickory, County of , State of Tennessee:

Being Lot No. 104, Section D , Village of Old Hickory Subdivision , as shown by plat of record in Plat Book 1424, page 65, of the Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David Shearon and Chris Cornish by deed of record in Instrument No. 200710230125133, Register's Office for Davidson County, Tennessee.

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.

David Shearon

Chris Cornish

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David Shearon and Chris Cornish, both unmarried** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 28 **day of** JANUARY, **20**10.

My commission expires: 5/2/2012

Notary Public

Keri Duncan State of Tennessee Notary Public Davidson County

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, **$104,000.00**, 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 28 **day of** JANUARY, **20**10.

5/2/2012
My commission exp.

Keri Duncan State of Tennessee Notary Public Davidson County

PROPERTY ADDRESS:
1005 Bryan Street
Old Hickory, TN 37138