Return To:

HARPETH TITLE, LLC
109 WESTPARK DRIVE, STE 150
BRENTWOOD, TN 37027

H010031

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $366,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF February, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

G-KW-10-0501

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy P. Sells	Elite Home Loans	
501 North 16th Street	(NAME) 109 Westpark Dr., Ste.	260
(ADDRESS) Nashville, TN 37208 16	(ADDRESS) Brentwood, TN 37027	83-6-318.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ABBY NORMAN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIMOTHY P. SELLS,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*unmarried

LAND IN DAVIDSON COUNTY, TENNESSEE, THE SOUTHERLY ONE-HALF (1/2) OF LOTS 16, 17 AND 18 ON THE PLAN OF GEORGE SHIELDS' EAST END SUBDIVISION OF RECORD IN BOOK 57, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID SOUTHERLY ONE-HALF (1/2) OF SAID LOT NOS. 16, 17 AND 18 FRONT 75 FEET ON THE EASTERLY MARGIN OF NORTH 16TH STREET AND EXTEND BACK BETWEEN PARRELLEL LINES AND ALONG THE NORTHERLY MARGIN OF MCEWEN AVENUE 155 FEET TO THE WESTERLY LINE OF LOT NO. 15 OF THE SAID EAST END SUBDIVISION.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM DAWN Y. MOSLEY TO ABBY NORMAN AS RECORDED ON THE 29TH DAY OF APRIL, 2009 IN INSTRUMENT NO. 20090429-0039005; QUITCLAIM DEED FROM MITCHELL A. WATTS, TRUSTEE TO ABBY NORMAN, UNMARRIED, AND DAWN Y. MOSLEY, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 28TH DAY OF MARCH, 2006 IN INSTRUMENT NO. 20060328-0035183; QUITCLAIM DEED FROM DAWN Y. MOSLEY, UNMARRIED TO ABBY NORMAN, UNMARRIED AS RECORDED ON THE 24TH DAY OF MARCH, 2006 IN INSTRUMENT NO. 20060324-0033967 AND WARRANTY DEED FROM BRIAN D. SMITH AND WIFE, LAURA RENCHER TO ABBY NORMAN, A SINGLE PERSON, AND DAWN Y. MOSLEY, A SINGLE PERSON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 17TH DAY OF MARCH, 2006 IN INSTRUMENT NO. 20060317-0031113, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 57, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 501 North 16th Street, Nashville, Tennessee 37208 16

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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.

BILL GARRETT, Davidson County
Trans:T20100013878 DEEDWARR
Recvd: 03/09/10 09:16 2 pgs
Fees:13.00 Taxes:1354.20
20100309-0017947

Witness my/our hand(s) this 23rd day of February, 2010.

Abby Norman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Abby Norman, the within named bargainor, 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 the 23rd day of February, 2010.

Notary Public

My Commission Expires:

(SEAL)

My Commission Expires
January 7, 2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903