03

Equity Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100024006 DEEDWARR
Recvd: 04/22/10 12:43 2 pgs
Fees:13.00 Taxes:410.70
20100422-0030529

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$111,000.00.**

Affiant

Subscribed and sworn to before me this 20th day of April, 2010

Notary Public
My Commission expires: 2/11/13
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Angela Randolph	FIFTH THIRD MORTGAGE CO.	52-04-0-C-003.00CO
1813 Pallas Drive	5001 KINGSLEY DR. MD: 1MOCBQ	
Madison, TN 37115	CINCINNATI, OH 45227	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lori L. Newberry, an unmarried person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Angela Randolph**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 3 on the plan of Ravenwood, of record in Instrument Number 20001211-0121554, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lori L. Newberry, an unmarried person, by deed from Larry H. Murphy and wife, Kimberly N. Murphy, on September 29, 2006, of record in Instrument Number 20061004-0123325, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2010 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Instrument Number 20001211-0121554, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11540, page 67; and in Instrument Number 20001115-0113155, and recorded in Instrument Number 20001227-0126010, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20000728-0074569, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1813 Pallas Drive, Madison, TN 37115**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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 April 20, 2010.

Lori L. Newberry

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lori L. Newberry,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 20, 2010

My commission expires 8/5/11

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY