BILL GARRETT, Davidson County
Trans:T20100031401 DEEDWARR
Recvd: 05/25/10 12:51 2 pgs
Fees:13.00 Taxes:429.20
20100525-0040261

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Jason Terry
113 Cumberland Trace
Nashville, TN 37214

SEND TAX BILL TO:
PrimeLending, A Plainscapital Co.
18111 Preston Rd. Ste. 900
Dallas, TX 75252

TAX ID 073-16-A-113.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Diane C. George, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **Jason Terry, a single man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 113 on the Plan of Cumberland Trace, of record in Book 5200, page 724, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Diane C. George, unmarried by deed from Harold G. Sparks, Executor under the Will of George C. Fleming, Jr. deceased, of record in Book 9755, page 889, Register's Office for Davidson County, Tennessee, dated July 31, 1998.

This is improved property known as **113 Cumberland Trace Nashville, TN 37214.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2010 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 5200, page 724, and restrictions in Book 6218, page 528, amended in Instrument No. 200908250080066, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 21st day of May, 2010

Diane C George

Diane C. George

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Diane C. George,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 21st day of May, 2010.

GREGG A. CHAPPELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 2014

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $116,000.00.

AFFIANT

Subscribed and sworn to before me this the 21st day of May, 2010.

NOTARY PUBLIC

My Commission Expires: 9/20/10

Return To:
Lehman Title & Escrow
6 Cadillac Ct Ste 110
Brentwood TN 37027

SHERRI A. SCHMONSKY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires Sept 20 2010