03

Realty Title

This Instrument Prepared By:
Greenway Title, Inc.
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Meredith Dennis
3720 BAKERTOWN RD.
NASHVILLE, TN 37211

SEND TAX BILL TO:
MAGNA BANK
6525 QUAIL HOLLOW RD., #300
MEMPHIS, TN 38120

MAP/PARCEL:
148-6-122

MORTGAGEE:

MAGNA BANK
6525 QUAIL HOLLOW RD., #300
MEMPHIS, TN 37211

BILL GARRETT, Davidson County
Trans:T20100047772 DEEDWARR
Recvd: 08/03/10 14:38 2 pgs
Fees:13.00 Taxes:259.00
20100803-0061063

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kenneth Lee Kornegary, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Meredith Dennis,**_____, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING all of Lot No. 16, Mangum Heights, according to plat and survey of same appearing of record in Plat Book 2330, page 147, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Kenneth Lee Kornegay, by Warranty Deed dated August 4, 2008, of record in Instrument No. 20080806-0081048, said Register's Office for Davidson County, Tennessee.

The captioned property is subject to restrictive covenants of record in Book 2334, page 427, said Register's Office.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

Subject property is not now, nor has ever been the principal residence of Grantor and his spouse.

This is improved property known as 3720 Bakertown Road, Nashville, Tennessee 37211.

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", her heirs and assigns, forever, and, GRANTOR does covenant with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her 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 hand this the 29th day of July, 2010.

Kenneth Lee Kornegay

Kenneth Lee Kornegay

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kenneth Lee Kornegay**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of July, 2010.

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/23/2011

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $70,000.00.

AFFIANT

Subscribed and sworn to before me on this 29 day of July, 2010.

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/23/2011