Davidson County DEEDWARR
Recvd: 08/04/10 09:22 3 pgs
Fees:18.00 Taxes:566.10
20100804-0061203

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $153,000.00.

Affiant

Subscribed and sworn to before me on this 28th day of July, 2010

Notary Public

MY COMMISSION EXPIRES:

CHARLES CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

This Instrument Was Prepared By:
PARTNERS TITLE OF TENNESSEE, LLC
5200 MARYLAND WAY, STE. 202
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Tracy Lea Tyree	First Tennessee Bank	
(NAME)	(NAME)	
7854 Heaton Way	1 Mortgage Way	Map and Parcel 173-09-0-A 344.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Mt Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Catherine Ginzer, an unmarried woman, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Tracy Lea Tyree, unmarried hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, described as follows:

Land in Davidson County, TN, being Lot No. 355 on the Plan of Resubdivision of Lots 220 & 351-355, Phase Four, Lenox Village, as shown by plat appearing of record in Instrument NO. 20050113-0004928, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Catherine Ginzer, an unmarried woman, by Deed dated June 10, 2005 of record in Instrument #20050610-0066830, Register's Office for Davidson County, TN.

This is improved property known as 7854 Heaton Way, Nashville, TN 37211

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29 day of July 2010.

Catherine Ginzer by Erin Krueger Attorney-in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Erin Krueger, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he is the Attorney-in-Fact for Catherine Ginzer and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as the Attorney- in-Fact for Catherine Ginzer.

Witness my hand and official seal, this the 29 day of July 2010.

Notary Public

My Commission Expires: 5/8/2012

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Alice J. Stewart, a notary public for this county and state, (Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ALICE J. STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Alice J Stewart

Notary's Signature

MY COMMISSION EXPIRES: 6/5/12.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).