WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Joanna Renee Price
Affiant

Subscribed and sworn to before me, this 13th DAY OF August, 2010.

Notary Public

CHARLES SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires JULY 3, 2012

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-VRE-10-0227

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joanna Renee Price	Joanna Renee Price	
227 Woodmont Circle (ADDRESS)	227 Woodmont Circle (NAME)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (ADDRESS) (CITY) (STATE) (ZIP)	116-8-J-3.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN DAVID NEMOY AND WIFE, EMILY DAVIDSON NEMOY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOANNA RENEE PRICE, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 3, KENNER MANOR, REVISED, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 777, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOHN DAVID NEMOY, AN UNMARRIED PERSON BY WARRANTY DEED FROM ANDREA L. HARRIS, NOW KNOWN AS ANDREA L. HOWELL, AND HUSBAND TODD HOWELL, RECORDED ON THE 15TH DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050615-0068382, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. JOHN DAVID NEMOY HAVING SINCE MARRIED EMILY DAVIDSON NEMOY, WHO JOINS IN THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 6050, PAGE 115; PLAT BOOK 6250, PAGE 777; BOOK 6631, PAGE 407; BOOK 6631, PAGE 417; BOOK 6762, PAGE 267 AND BOOK 6637, PAGE 461, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 227 Woodmont Circle, Nashville, Tennessee 37205
(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.

Witness my/our hand(s) this 13th day of August, 2010.

John David Nemoy

Emily Davidson Nemoy

BILL GARRETT, Davidson County
Trans:T20100050607 DEEDWARR
Recvd: 08/16/10 13:27 2 pgs
Fees:13.00 Taxes:910.20

20100816-0064476

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John David Nemoy and Emily Davidson Nemoy, 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 13th day of August, 2010.

Notary Public

My Commission Expires:

(SEAL)



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