This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010353

BILL GARRETT, Davidson County
Trans:T20100055830 DEEDWARR
Recvd: 09/07/10 11:06 2 pgs
Fees:13.00 Taxes:148.00
20100907-0070841

Send Tax Bills To:
Patricia Corcoran
3213 San Dunes Court
Melrose Beach, FL 32951

New Owner is:
Patricia Corcoran
3213 San Dunes Court
Melrose Beach, FL 32951

MAP: 119-14-0

PARCEL: 225.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Lynne L. Olson, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Patricia Corcoran**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improve Property Known As: **263 Morton Avenue, Nashville, TN 37211**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Pleasant View Subdivision of Mrs. McComb's Property, Nolensville Road, as of record in Book 421, page 134, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lynne L. Olson, a single person, by Warranty Deed from Lloyd T. Kittrell and wife, Pamela S. Kittrell, dated 3-29-92 and recorded 4-9-92 in Book 8598, page 27, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of August, 2010.

GRANTOR(S):

LYNNE L. OLSON

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Lynne L. Olson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged ~~that~~ he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31st day of August, 2010.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$40,000.00**.

AFFIANT

SWORN TO and subscribed before me this 31st day of August, 2010.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My commission expires: _____