WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/08/10 14:04 2 pgs
Fees:13.00 Taxes:290.45
20100908-0071512

ANDREW H. MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$78,500.00.**

Affiant

Subscribed and sworn to before me this 3rd day of September, 2010.

Notary Public
My Commission expires: 8/19/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Rhonda M. Teague	SAME	083-06-0-421.00
306 Gay Street, Ste. 105		
Nashville, Tn 37201		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Alex Ryan Tomlinson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rhonda M. Teague**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in County, Tennessee:

Being Lot No. 2 on the plan of resubdivision of Lot No. 18 on the Plan of Roy F. Williams Subdivision of the Hunter Trace, of record in Book 5190, page 387, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to George Daniel and wife, Betty Daniel, by deed from G. L. Waynick and David J. Waynick, a Tennessee partnership, on May 4, 1994, of record in Book 9367, page 753, Register's Office for Davidson County, Tennessee. Further conveyed to George Daniel by Quitclaim Deed from Betty Sue (Daniel) Stewart of record in Book 11352, page 909, said Register's Office. The said George Daniel having since died intestate on April 29, 2008, leaving said property to his heirs-at-law. The Heirs-at-law are evidenced in the Affidavit of Heirship of record in Instrument Number 20081007-0101720, said Register's Office. Further conveyed to Alex Ryan Tomlinson by Quitclaim Deed from The Heirs-at-law of George Daniel of record in Instrument Number 20081104-0109673, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 5190, page 87, Register's Office Davidson County, Tennessee.

This is improved property known as: **1703 Franklin Avenue, Nashville, TN 37206.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 3rd day of September, 2010.

Alex Ryan Tomlinson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Alex Ryan Tomlinson,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this 3rd day of September, 2010.

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY