Record & Return To:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

File No. RP-10-8616

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20100059469 DEEDWARR
Recvd: 09/21/10 15:25 2 pgs
Fees:13.00 Taxes:560.55
20100921-0075172

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $151,500.00.

Affiant

Subscribed and sworn to before me, this the 16th day of September, 2010.

Notary Public

My commission expires: 9/5/12

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Gregory L. Lemley Laurie A. Lemley	First National Mortgage Services, LLC	Map: 173-09-A
8616 Gauphin Place	2230 Mercury Blvd	Parcel: 424.00C0
Nashville, TN 37211	Murfreesboro, TN 37130	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JENNY HYDE, FKA JENNY BOSWELL, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREGORY L. LEMLEY AND WIFE LAURIE A. LEMLEY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 363 on the Plan of Phase Six, Lenox Village, as of record in Instrument 200501120004530, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to ~~Jenny Hyde FKA~~ Jenny Boswell, an unmarried woman by deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument 200508010089937, Register's Office for Davidson County, Tennessee, dated July 29, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 8616 Gauphin Place, Nashville, TN 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of September, 2010.

Jenny Hyde FKA Jenny Boswell

Jenny Hyde FKA Jenny Boswell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jenny Hyde FKA Jenny Boswell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of September, 2010.

J. Brandon Miller

Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: November 22, 2010

Christopher Hyde, spouse of Jenny Hyde FKA Jenny Boswell, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Christopher Hyde, by Jenny Hyde FKA Jenny Boswell, his attorney in fact

Christopher Hyde, by Jenny Hyde FKA Jenny Boswell, his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jenny Hyde FKA Jenny Boswell, as attorney in fact for Christopher Hyde, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of September, 2010.

J. Brandon Miller

Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY