BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Map 160 03 0; Parcel 087.00

This Instrument Was Prepared By:

WILLIAMSON COUNTY ESCROW AND TITLE, INC.
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 794-8780

Send Tax Bills To:

SAME AS NEW OWNER

New Owner:

STUART VERNER, ET UX
5326 Anchorage Drive
Nashville, TN 37220

Mortgagee:

_____
_____
_____

BILL GARRETT, Davidson County
Trans:T20100059887 DEEDWARR
Recvd: 09/23/10 09:38 2 pgs
Fees:13.00 Taxes:1073.00

20100923-0075634

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 which is hereby acknowledged, GRANTOR, SARA W. DAUGHERTY, has bargained and sold and by these presents does transfer and convey unto STUART VERNER AND WIFE, ERIN VERNER, Grantees, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

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

Being Lot No. 226 on the Plan of Haileywood Estates, Section 8-A, as of record in Book 2854, page 82, Register's Office for said County, to which plan reference is hereby made for a more accurate description.

Being the same property conveyed to James R. Daugherty and wife, Sara W. Daugherty by deed of William P. Eubank, Jr. and wife, Alma G. Eubank of record in Book 3973, page 601, Register's Office of Davidson County, Tennessee. James R. Daugherty died on December 9, 1998 and subject property vested in Sara W. Daugherty by operation of law as the surviving tenant by the entirety.

This is ( ) unimproved (X) improved property with an address of 5236 Anchorage Drive, Nashville, TN 37220

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees that she is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: **1)** Subject to matters shown on the plan of Haileywood Estates Section 8-A of record in Book 2854, page 82, Register's Office of Davidson County, Tennessee. **2)** Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6229, page 537, Register's Office of Davidson County, Tennessee. **3)** Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6407, page 312, Register's Office of Davidson County, Tennessee. **4)** 2010 taxes

are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantor when due and payable.

AND GRANTOR DOES FURTHER COVENANT and bind herself, her heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 22nd day of September, 2010.

Sara W Daugherty
SARA W. DAUGHERTY

BY: Barbara D Young
BARBARA D. YOUNG,
ATTORNEY-IN-FACT

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BARBARA D. YOUNG, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument in behalf of SARA W. DAUGHERTY and acknowledged that she executed the same as the free act and deed of the said SARA W. DAUGHERTY.

WITNESS my hand, at office, this 22nd day of September, 2010.

JEAN C. POTEETE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Jean C Poteete
NOTARY PUBLIC

My Commission Expires: 6/24/13

STATE OF Tennessee
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Two Hundred Ninety and no/100 ($290,000.00) Dollars which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Barbara D. Young
AFFIANT

Sworn to and subscribed before me this 22nd day of September, 2010.

JEAN C. POTEETE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Jean C Poteete
NOTARY PUBLIC

My Commission Expires: 6/24/13

10-0015