Return To:

This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010471

BILL GARRETT, Davidson County
Trans:T20100069046 DEEDWARR
Recvd: 11/01/10 12:31 2 pgs
Fees:13.00 Taxes:203.50
20101101-0087249

Send Tax Bills To:
Mark Metrick
241 Spencer Creek Road
Franklin, TN 37069

New Owner is:
Mark Metrick
2409 Bellevue Manor Drive
Nashville, TN 37221

MAP: 127-16-0

PARCEL: 009.00

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, **Wilma S Webb, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Mark Metrick and wife, Loren Metrick,** 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:

Improved Property Knows As: **2409 Bellevue Manor Drive, Nashville, TN 37221**

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

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Bellevue Manor, as of record in Book 3600, pages 32 and 33, Register's Office for said County.

Said Lot No. 65 fronts 152.50 feet on the southerly side of Bellevue Manor Drive and runs back 271.61 feet on the easterly line and 268.81 feet on the westerly line to a dead line in the rear measuring 168.90 feet.

Being the same property conveyed to Joseph L. Webb and wife, Wilma S. Webb, by Warranty Deed from Joe T. Swafford, unmarried, dated 7-6-66 and recorded 7-7-66 in Book 4033, page 512, in the Register's Office of Davidson County, Tennessee. Joseph L. Webb having since died on or about 8-10-2006 leaving Wilma S. Webb as his surviving spouse.

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.

WSW
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 27th day of October, 2010.

GRANTOR(S):

Wilma S. Webb

WILMA S WEBB

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Wilma S Webb** , 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 27th day of October, 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 **$55,000.00**.

Wilma Webb

AFFIANT

SWORN TO and subscribed before me this 27th day of October, 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: