BILL GARRETT, Davidson County
Trans:T20100077908 DEEDWARR
Recvd: 12/10/10 10:03 2 pgs
Fees:13.00 Taxes:480.63
20101210-0098432

Name and Address of New Owner: | Send Tax Bills To: | Prepared by:

Sonya Cliff
1201 Waverunner Court
Nashville TN 37217

Same

Southeast Title
907 Rivergate Parkway S-B-1
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $129,900.00

Map & Parcel No.
136-130-A 26-CO

Affiant
Subscribed and sworn to before me on 11/30/10.

Notary Public

My Commission Expires: 5/23/11

DOLORES E. MCBROOM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 05/23/2011

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Robin Wheeler unmarried, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Sonya Cliff unmarried, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property known as 1201 Waverunner Court Nashville TN 37217, County of Davidson:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Watersview of record in Instrument No. 20010515-0050286, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Robin Wheeler by deed from MCC TN LLC. as substitute Trustee dated 4/1/2010, filed of record in Instrument Number 201004070026055, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 1201 Waverunner Court, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

RW

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 11/30/10.

Robin Wheeler

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Robin Wheeler unmarried, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 30th day of Nov., 2010.

Notary Public

DOLORES E. MCBROOM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05/23/2011

My Commission Expires: 5/23/11