BILL GARRETT, Davidson County
Trans:T20100080225 DEEDWARR
Recvd: 12/21/10 12:39 2 pgs
Fees:13.00 Taxes:436.60
20101221-0101415

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of ~~Williamson~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $118,000.00

Affiant

Subscribed and Sworn to before me, this 14th day of December, 2010.

Notary Public

My commission expires:
9-9-14

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Natalie J. Robbins 3113 McGavock Pike Nashville, TN 37214	Franklin American Mortgage 501 Corporate Centre Dr. Suite 400 Franklin, TN 37067	07316006800

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Grant L. Carey and wife Donna Jo Carey,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Natalie J. Robbins**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

****unmarried**

Land in Davidson County, Tennessee, beginning at a point in the center of the McGavock Road, said point being South 12 deg. West 100 feet from the Southwest corner of the tract of land conveyed to Alex Perry to R. H. Allen by deed of record in Book 598, page 148, Register's Office for Davidson County, Tennessee, and being South 12 deg. West 200 feet from the S.W. corner of the Harry Williams 4 acre tract. Thence South 78.5 deg. East 268 feet with Daniel M. Allen's south line to a stake; thence South 12 deg. West 100 feet to a stake; thence North 78.5 feet West 268 feet to the center of the McGavock Road; thence with the center of said Road North 12 deg. East 100 feet to the point of beginning, containing .62 acres. Further being described as a parcel of land on McGavock Pike, being .62 acre.

Being the same property conveyed to Grant L. Carey and wife, Donna Jo Carey by deed dated 1/21/05 from The Federal National Mortgage Association aka Fannie Mae, of record in Instrument No. 20050126-0009729, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is (x) improved ( ) unimproved property known as 3113 McGavock Pike, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 17th day of December, 2010.

Grant L. Carey

Donna Jo Carey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Grant L. Carey and Donna Jo Carey** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 2010.

Notary Public

My Commission Expires: 1-7-13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY