BILL GARRETT, Davidson County
Trans:T20110013246 DEEDWARR
Recvd: 03/04/11 12:32 2 pgs
Fees:13.00 Taxes:499.50
20110304-0017578

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$135,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF February, 2011.

Notary Public

MY COMMISSION EXPIRES: 8-23-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MELANIE SUZANNE MOODY	**Synovus Mortgage Corporation**	**072-16-0-193.00**
(NAME) **1501 WAYNE DRIVE**	(NAME) **2204 Lakeshore Drive, Suite 325**	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) **Birmingham, AL 35209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TODD CONWAY, UNMARRIED AND TIFFANY EMBRY, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELANIE SUZANNE MOODY, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER 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. 49 on the map of Porter Heights Subdivision, Section II, as of record in Plat Book 1424, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Todd Conway, unmarried and Tiffany Embry, married, as joint tenants with right of survivorship, from James Stewart Smith, unmarried by deed dated June 18, 2010 of record as Instrument No. 20100623-0048902, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 1424, page 79, said Register's Office and any and all other easements, conditions and restrictions of record in the Register's Office for Davidson County, Tennessee.

See Limited Power of Attorney for Todd Conway being recorded simultaneously herewith of record in Instrument No 20110304-0017577, Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS.

unimproved ( )
This is improved(X) property, known as 1501 WAYNE DRIVE, NASHVILLE, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 28 day of February, 2011.

Todd Conway by Tiffany Embry Attny In Fact

TODD CONWAY
By: Tiffany Embry, Attorney in Fact
for Todd Conway

Tiffany Embry

TIFFANY EMBRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2011, before me personally **Tiffany Embry, Attorney-in-Fact for Todd Conway**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Todd Conway, and who acknowledged that she executed the same as the free act and deed of Todd Conway.

Witness my hand and official seal at office this 28th day of February, 2011.

My commission expires: **AUGUST 23, 2011**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Deborah J. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tiffany Embry,** 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 for the purposes therein contained.

Witness my hand and official seal at office this 28th day of February, 2011.

My commission expires: **AUGUST 23, 2011**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Deborah J. Cohen
Notary Public