Davidson County DEEDWARR
Recvd: 05/02/11 12:43 3 pgs
Fees:18.00 Taxes:481.00
20110502-0033379

This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# B40-35

ADDRESS NEW OWNER:
Allen Toole
746 Spence Enclave Lane
Nashville, Tennessee 37210

SEND TAX BILL TO:
New Owner

MAP **094-16-0E-035.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonelle Leigh Graham Capps** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Allen B. Toole, Trustee of The Allen B. Toole Revocable Trust U/A/D 10/12/2007**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit 35 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument Number 20061115-0141672 and amended in Instrument Number 20061117-0142842 and Instrument Number 20061213-0153595, said Register's Office for Davidson Cuonty, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Jonelle Leigh Graham by deed from R. J. York Homes, LLC dated October 23, 2007, of record in Instrument No. 20071024-0125883, Register's Office for Davidson County, Tennessee.
>
> Jonelle Leigh Graham Capps and Jonelle Leigh Graham are one and the same person.

This is improved property known as 746 Spence Enclave Lane, Nashville, Tennessee 37210. Possession is to be given on April 29, 2011.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 29th day of April, 2011.

Jonelle Leigh Graham Capps

Jonelle Leigh Graham Capps

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jonelle Leigh Graham Capps**, 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 29th day of April, 2011.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 10-25-14

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $130,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of April, 2011.

NOTARY PUBLIC

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 2.3.2013

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, Cindy M. Blevins, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 07-08-2012

