THIS INSTRUMENT PREPARED BY AND RETURN TO:
J. Andrew Wiley
1483 N. Mt. Juliet Rd., #188
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20110029742 DEEDWARR
Recvd: 05/19/11 09:00 2 pgs
Fees:13.00 Taxes:407.00
20110519-0038238

WARRANTY DEED

THIS INDENTURE IS made and entered into this the 13th day of May, 2011, by and between **Anne L. West**, unmarried, party of the first part, and **David Allen Nye,** unmarried, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the party of the second part the following described real estate, situated in Davidson County, Tennessee:

> Being Lot No. 23 on the Plan of PERCY PRIEST MEADOWS ADDITION, Section One of record in Plat Book 6900, Page 513, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to ANNE L. WEST, unmarried by deed dated 4/28/94, recorded 5/3/94, of record in Book 9332, Page 779, Register's Office for Davidson County, Tennessee.

This instrument was prepared using information provided by the parties. Preparer of this instrument makes no representations with regard to the title of the subject property, the accuracy of the information received or the validity of any plat or survey referenced.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3025 Brantley Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the above described real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the party of the second part, its heirs, successors and assigns in fee simple forever.

The party of the first part does hereby covenant with the party of the second part that it is lawfully seized in fee of the above described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except as described above; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Anne L. West

Anne L. West

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of May, 2011, before me, the undersigned Notary Public, personally appeared ANNE L. WEST to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Official Seal at Nashville, TN, this 13th day of May, 2011.

Notary Public

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 1/19/14

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I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$110,000.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 13th day of May, 2011.

Notary Public

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My commission expires: 1/19/14

Person or agency responsible for payment of taxes:

David Allen Nye
3025 Brantley Drive
Antioch, TN 37013

Tax I.D. Number:
150-6-240

Property owner and address:
David Allen Nye
3025 Brantley Drive
Antioch, TN 37013