WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110034710 DEEDWARR
Recvd: 06/10/11 08:16 2 pgs
Fees:13.00 Taxes:604.95
20110610-0044418

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $63,500.00$.

Affiant

Subscribed and sworn to me on May 26, 2011.

NOTARY PUBLIC

My Commission Expires: 8-20-14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael Corby Amira Corby 5072 Meta Drive Nashville, TN 37211	Same	161-02-0 170.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William P. Clifford and wife, Angela D. Clifford, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Michael B. Corby and Amira L. Corby, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of McMurray Place, Section Two, as of record in Book 5200, page 440, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to William P. Clifford and wife, Angela D. Clifford by deed from Scot Corey and wife, Heidi S. Corey of record in Instrument No. 20030501-0058465, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2011 Davidson County and subsequent taxes are assumed by the Grantees; and
> 2. Subject to all matters shown on the Plan of record in Book 5200, page 440, Register's Office for Davidson County, Tennessee; and
> 3. Subject to Restrictions of record in Book 5939, page 231, said Register's Office; and
> 4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
>
> This property is also known as improved property located at 5072 Meta Drive, Nashville, TN 37211.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on May 26, 2011.

William P. Clifford

Angela D. Clifford

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 26, 2011, before me personally appeared William P. Clifford and Angela D. Clifford to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 26, 2011.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

