This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 149-9-9

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Dennis North
4684 Dowdy Drive
Antioch, TN 37013

SEND TAX BILLS TO:
SunTrust Mortgage Inc.
401 Commerce St. Suite 6100
Nashville, TN 37219

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **MILDRED M. WINFREY, A SINGLE PERSON,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **DENNIS J. NORTH, UNMARRIED,** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 67, on the Plan of Section Seven, Hazelwood, as shown by plat appearing of record in Plat Book 3842, page 152, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Mildred M. Winfrey, a single person, by Warranty Deed from William J. McMullen and Michael J. McMullen, dated August 9, 1977, appearing of record in Book 5182, page 917, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities

This is improved property known as 4684 Dowdy Drive, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2011 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

BILL GARRETT, Davidson County
Trans:T20110040682 DEEDWARR
Recvd: 07/07/11 10:54 2 pgs
Fees:13.00 Taxes:328.38
20110707-0051973

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 5th day of July, 2011.

Mildred M. Winfrey
Mildred M. Winfrey

STATE OF TENNESSEE COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mildred M. Winfrey, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 5th day of July, 2011.

NOTARY PUBLIC

My Commission Expires: 8/20/2013

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $88,750.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Connie Board
AFFIANT

Sworn to and subscribed before me this 5th day of July, 2011.

NOTARY PUBLIC

My Commission Expires: 10-19-13

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN

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