Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 11060017

Landon K. Holder

LEWIS BRONER MCCOY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Williamson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28 DAY OF July, 2011.

NOTARY PUBLIC

My Commission expires: 9/29/14

Address of New Owner	Send Tax Bills To:	Tax Information:
Shawn M. Daniell 1019 Dozier Place Nashville, TN 37216	Same	072-10-0-003.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Landon K. Holder,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Shawn M. Daniell,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Map of Dozier Place, as of record in Book 974, page 51, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 16 fronts 50 feet on the northerly side of Dozier Avenue and runs back between lines 126.1 feet on the westerly line and 128.2 feet on the easterly line to a dead line and measured 50.1 feet thereon.

Being the same property conveyed to Landon K. Holder by deed from Billy Gene Lamberth Executor of the Estate of Walker Lamberth, deceased, dated 03/05/2003, of record in Instrument Number 20030310-0031414, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
1019 Dozier Place, Nashville, TN 37216

SUBJECT TO THE FOLLOWING:

1. 2011 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the plan of Dozier Place, as of record in Book 974, page 51, Register's Office for said County, to which reference is made for a more complete description.

BILL GARRETT, Davidson County
Trans:T20110046118 DEEDWARR
Recvd: 07/29/11 10:59 2 pgs
Fees:13.00 Taxes:266.40
20110729-0058236

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Landon K. Holder** has/have caused this instrument to be executed, this the 28 day of July, 2011.

Landon K. Holder

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Landon K. Holder,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 28 day of July, 2011.

My commission Expires: 9/24/14

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY