Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20110048373 DEEDWARR
Recvd: 08/08/11 12:43 2 pgs
Fees:13.00 Taxes:288.60
20110808-0060849

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $78,000.00

Affiant

Subscribed and sworn to before me, this 26th day of July, 2011.

Notary Public
My commission expires: 6/9/2013

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Jesse L. Cuthrell	Civic Bank & Trust	Map 149-3
2539-2541 Willowbranch Drive	3325 West End Avenue	Parcel 136
Nashville, TN 37217	Nashville, TN 37203	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rebecca Moseley Howell Fancher, married (f/k/a Rebecca Howell),** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jesse L. Cuthrell, married,** hereinafter called the Grantee(s), their heirs 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. 23 on the Plan of Addition to Edge-O-Lake Estates of record in Plat Book 6250, pages 391 and 392, as amended by Surveyor's Certificate of Correction of record in Book 6525, page 812, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca Howell by Warranty Deed dated June 20, 2003 from Alan Adams, Inc., of record in Instrument No. 20030703-0092436, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 2539-2541 Willowbranch Drive, Nashville, TN 37217

Grantor represents and warrants that neither Grantor nor Grantor's spouse have ever resided in the property and has been held for investment purposes only.

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this the 26th day of July, 2011.

Rebecca Moseley Howell Fancher by M. Kristin Selph attorney in fact
Rebecca Moseley Howell Fancher
By M. Kristin Selph, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **M. Kristin Selph**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she is the attorney-in-fact for **Rebecca Moseley Howell Fancher,** and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as the attorney-in-fact for **Rebecca Moseley Howell Fancher.**

Witness my hand and official seal at Franklin, Tennessee, this the 26th day of July, 2011.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6/9/2013

FILE NO: 2011031726