	STATE OF TENNESSEE **COUNTY OF ~~WILLIAMSON~~ DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $72,000.00 Affiant Subscribed and sworn to before me, this 1st day of August, 2011. Notary Public My commission expires: 01/07/2013
(Notary Stamp)	

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dane Friedman **Sarah E. Barber**	Bank of America, N.A.	**Map 094, Group 05-0, Parcel 043.00**
911 South 13th Street	101 South Tryon Street	
Nashville, TN 37206	Charlotte, NC 28255	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Sharon McNabb, as sole heir of the Estate of Andrew Raymond McNabb

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dane Friedman and Sarah E. Barber, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 112 on the Map of a Revision of a part of Shelby Heights Subdivision, Section 1 Revised, of record in Book 2854, page 69, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Andrew Raymond McNabb, by Quitclaim Deed, from Cora Beatrice Phillips, of record in Instrument No. 20000714-0069892, Dated November 3, 1999, Register's Office for Davidson County, Tennessee. Andrew Raymond McNabb has since died. Andrew Raymond McNabb is survived by his wife Sharon McNabb. Per the last Will and Testament of Andrew Raymond McNabb, of record in Probate Case #11P68, Circuit Court, Davidson County, Tennessee, Sharon McNabb is the sole heir of his estate.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2854, page 69, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2810, page 475, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
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 is improved property known as 911 South 13th Street, Nashville, TN 37206.

BILL GARRETT, Davidson County
Trans:T20110048813 DEEDWARR
Recvd: 08/10/11 08:29 2 pgs
Fees:13.00 Taxes:266.40
20110810-0061462

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 that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hand(s) this 1st day of August, 2011.

Estate of Andrew Raymond McNabb

Sharon McNabb

By: Sharon McNabb, Sole Heir

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Sharon McNabb , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2011.

Notary Public

My Commission Expires: 9/22/13

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **110478CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027