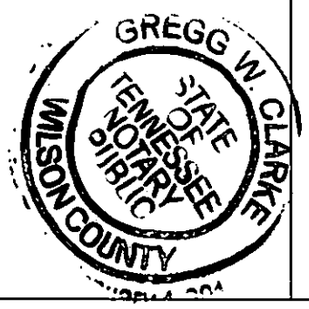
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2011

Notary Public

MY COMMISSION EXPIRES: JAN 04 2014
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Karen L. Dean | JPMorgan Chase Bank, N.A. | Parcel ID: |
| 1210 Murfreesboro Pike | 1820 E. Sky Harbor Cr S FL. | 10804021600 |
| Nashville, TN 37217 | Phoenix, AZ 85034-9701 | |

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 acknowledged, we

**Joanne M. Cornell, unmarried**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Karen L. Dean and husband, Mark Dean**
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:

BEING Lot No. 376, on the Plan of Larchwood, Section Seven, of record in Plat Book 6900, Page 274, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to James D. Cornell and spouse, Joann M. Cornell by deed from Jeanette L. Mai, a single person, of record in Instrument 20051108-0135518, said Register's Office. The said James D. Cornell now being deceased.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 274, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 116 Fitzpatrick Ct., Nashville, TN 37214

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 heirs and assigns forever; and we do covenant with 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 hand this 28th day of July, 2011.

Joann M. Cornell

Joanne M. Cornell

BILL GARRETT, Davidson County
Trans:T20110049040 DEEDWARR
Recvd: 08/10/11 13:26 2 pgs
Fees:13.00 Taxes:584.23
20110810-0061701

STATE OF Wisconsin
COUNTY OF KENOSHA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joanne M. Cornell, 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 for the purposes therein contained.

Witness my hand and official seal at Kenosha Wisconsin, this 28th day of July, 2011.

My Commission Expires: 1-29-12

Notary Public Samantha Strelau

