BILL GARRETT, Davidson County
Trans:T20110050660 DEEDWARR
Recvd: 08/17/11 13:21 2 pgs
Fees:13.00 Taxes:863.95

20110817-0063612

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

03-1107-37218

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $233,500.00

Affiant

Subscribed and sworn to before me, this 16 day of August, 2011.

Notary Public
My commission expires: 07/08/13

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew F. Huber 102 39th Avenue North Nashville TN 37209	New owner	104-05-0 020.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael J. Warnock, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Andrew F. Huber, hereinafter called the Grantees, their successors 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. 69, on the Plan of Part of West Grove Subdivision, of record in Book 421, Page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael J. Warnock by deed from Rodger E. McDonald and wife, Nancy A. McDonald, devisees under the Last Will and Testament of Vera McDonald, deceased, and Rodger E. McDonald, Executor of the Estate of Vera McDonald, deceased, dated March 15, 2007, recorded November 26, 2007, in Instrument No. 20071126-0136955, Register's Office for Davidson County, Tennessee.

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 property is improved property known as 102 39th Avenue North, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

MJW By: MJW his attorney in fact

WITNESS my hand this 12th day of August, 2011.

MICHAEL J. WARNOCK By: Maria I. Warnock, His Attorney in Fact

Michael J. Warnock By: Maria I. Warnock,
His Attorney in Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Maria I. Warnock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Michael J. Warnock and that she is authorized by Michael J. Warnock to execute this instrument on his behalf.

Witness my hand and official seal at LEEDS (city), AL (state), this 12th day of August, 2011.

Karen A. Costa
Notary Public at Large

My commission expires: 02/02/13

KAREN A. COSTA NOTARY PUBLIC STATE AT LARGE ALABAMA