Return To:
Clarity Title, LLC
815 Loretta Dr.
Goodlettsville, TN 37072
615-448-6494
11-0212T

This instrument prepared by and ~~Record and Return to:~~
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 11-1116

WARRANTY DEED

THIS INDENTURE, made and entered into this 8/25/2011, by and between Michael Edward Cobble, an unmarried individual, Sharon Lynn Cobble, an unmarried individual, parties of the first part, and Shane T McGee,unmarried, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, Being Lot No. 128 on the Plan of Elm Hill Acres, Section No. 1 of record in Plat Book 2331, Page 67, in the Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sharon Lynn Cobble, unmarried and Michael Edward Cobble, married as Tenants in Common with right of survivorship by deed from Michael Edward Cobble of record as Instrument No. 20101209-0098112, said Register's Office.

This conveyance is made subject to any and all existing easements and restrictions of record.

Parcel ID # 95-14-8
Improved property located at: 526 Wanda Drive, Nashville, TN 37210

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Michael Edward Cobble

Sharon Lynn Cobble

BILL GARRETT, Davidson County
Trans:T20110054838 DEEDWARR
Recvd: 09/06/11 09:28 2 pgs
Fees:13.00 Taxes:401.45
20110906-0068641

STATE OF Virginia

COUNTY OF Newport News

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Michael Edward Cobble and Sharon Lynn Cobble to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 25th day of August, 2011..

Teresa Y Crockett
Notary Public

My Commission Expires: 11-30-2014

TERESA Y. CROCKETT NOTARY PUBLIC REG. #7314425 MY COMMISSION EXPIRES 11/30/2014 COMMONWEALTH OF VIRGINIA

****

Owner's Name: Shane T McGee

and Address: 526 Wanda Drive, Nashville, TN 37210

Mail tax bills to, (Person or Agency responsible for payment of taxes)

FIRST COMMUNITY MORTGAGE
275 ROBERT ROSE DR.
MURFREESBORO, TN 37129

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $108,500.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 25th day of August, 2011..

Notary Public

MY COMMISSION EXPIRES MAY 6, 2012

My Commission Expires: _____

ROY C. FORNEY III STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY