03

Realty Title

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

BILL GARRETT, Davidson County
Trans:T20110069472 DEEDWARR
Recvd: 11/04/11 08:34 2 pgs
Fees:13.00 Taxes:166.50
20111104-0086039

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $45,000.00

Rachelle Caudell
Affiant

Subscribed and sworn to before me, this 2nd day of November, 2011.

Diane K. Mann
Notary Public
My commission expires: 02/11/13

03-1110-37379

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Sheri Prosser<br>P.O. Box 24<br>Hermitage, TN 37076 | New Owner | 050-10-0 035.00 |

## 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, Tiffany Michelle McDermann, now Johnson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sheri Prosser, 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. 745 on the Plan of Section Four, Parkwood Estates, of record in Book 3300, Pages 79 and 80, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tiffany Michelle McDerman by Quitclaim deed from Sadie Mai Lockett, dated April 4, 2002, recorded April 4, 2002, in Instrument No. 20020404-0040886, 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 3231 Healy Ct., Nashville, TN 37207

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.

WITNESS my hand this 28 day of October, 2011.

Tiffany Michelle McDermann Johnson

STATE OF Florida
COUNTY OF Clay

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tiffany Michelle McDermann Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Orange Park (city) FL (state), this 28 day of October, 2011.

Deanna Hanson
Notary Public
State of Florida at Large

My Commission expires: April 10, 2015

DEANNA HANSON
Notary Public - State of Florida
My Comm. Expires Apr 10, 2015
Commission # EE 82449