Return: Bell Title LLC
11616 Westgate Cir. Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 11111555

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $210,500.00.

Affiant

Subscribed and sworn to before me, this29th day of November, 2011.

Notary Public
My Commission Expires:

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

BILL GARRETT, Davidson County
Trans:T20110075982 DEEDWARR
Recvd: 12/02/11 08:16 2 pgs
Fees:13.00 Taxes:778.85
20111202-0093799

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michelle E. Mahoney 1107 B Clifton Lane Nashville TN 37204	New Owner	Tax Parcel ID No. 11809026500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eddie Mac Husband, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michelle E. Mahoney, a single woman** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 3B, ZONE LOT SUBDIVISION, LOT THREE OF THE REVISED RESUBDIVISION OF LOTS 15 AND 16 NOELTON, as shown on plat of record in Plat Book 6200, Page 486, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Marilyn L. Grandmason, unmarried to Lucinda Dunn Yates, unmarried as recorded on the 29th day of March, 1990 in Deed Book 8076, Page 167 and Quitclaim Deed from Lucinda Dunn Yates n/k/a Lucinda Y. Husband to Eddie Mac Husband and Lucinda Y. Husband as recorded on the 22nd day of May, 2003 in Instrument No. 20030522-0070400, in the Register's Office of Davidson County, Tennessee. The said Lucinda Y. Husband having died on November 4, 2004.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZONE LOT SUBDIVISION, LOT THREE OF THE REVISED RESUBDIVISION OF LOTS 15 AND 16 NOELTON, as recorded in Plat Book 6200, Page(s) 387 and Plat Book 6200, Page 486.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 455, Page 239.

This is improved property located at 1107 B Clifton Lane Nashville TN 37204.

The said property was not the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of November, 2011.

Eddie Mac Husband

Eddie Mac Husband

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eddie Mac Husband, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of November, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014