File No. 1103686

WARRANTY DEED

SHELLEY A. MADDOX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My C... Expires 06-30-2014

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,200.00

Lynn Vaught
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2011.

Shelley Maddox
Notary Public

MY COMMISSION EXPIRES: 6/30/14
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110081072 DEEDWARR
Recvd: 12/22/11 10:14 2 pgs
Fees:13.00 Taxes:159.84
20111222-0100012

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 N. Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corey Fager	SAME	15001006500
(NAME)	(NAME)	
4636 Lebanon Pike #307		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary S. Herron, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Corey Fager, unmarried**, hereinafter called the GRANTEE, his heirs 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 all of Lot No. 246, on the plan of Section Three, Edge-O-Lake Estates, of record in Plat Book 3600, Page 82, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Mary S. Herron by Warranty Deed dated 03/02/2006 and filed for record on 03/14/2006 in Instrument No. 200603140029328, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This conveyance is made subject to the restriction that no sale or transfer of the property rights conveyed herein can be made within thirty (30) days of the date of this instrument.

This is improved **X** property, known as 219 Whorley Dr., Antioch, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever

defend the title to the said land to the said GRANTEE, his 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 9th day of December, 2011.

Mary S. Herron

Mary S. Herron

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary S. Herron, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 9th day of December, 2011.

Commission expires: Sept 8, 2013

GLENDA R. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 8, 2013

Notary Public

File Number: 1103686

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130