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BILL GARRETT, Davidson County
Trans:T20110081353 DEEDWARR
Recvd: 12/27/11 08:42 2 pgs
Fees:13.00 Taxes:962.00
20111227-0100318

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed and sworn to before me, this 9th day of December, 2011.

Notary Public

My commission expires: 11/5/2014

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
4711 Trousdale Drive Suite 120
Nashville, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robin Delano	**Navy Federal Credit Union**	**08311008500**
800 Newhall Drive	**P.O. Box 3326**	
Nashville, TN 37206	**Merrifield VA 22119**	
		FILE #: ST10440

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Roger D. Tucker, single and Peggy Daniel, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robin Delano, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in the County of Davidson, State of Tennessee:

Being Lot No. 7 on the Map of Eastland Acres, Section I, as of record in Book 2133, Page 103, Register's Office for said County, and described as follows:

Beginning at a point in the West margin of Newhall Drive at the corner of Lots No. 6 and 7; thence with the line between said lots Westerly 132 feet to the corner of Lot No. 8; thence with the line between Lots 7 and 8 Southerly 120 feet to the North margin of Barclay Drive; thence with the margin of said drive, Easterly 107 feet to the beginning of a curve; thence around said curve Northeasterly 39.3 feet to the West margin of Newhall Drive, thence with the margin of the same Northerly 95 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from J. L. Venable, Jr., John E. Venable, Ruth Garvin, Norma Yovella, Mildred Lever and Marie Lutts to Ordell Harris and wife, Jean Harris as recorded on the 29th day of March, 1984 in Deed Book 6258, Page 559; Quitclaim Deed from Ordell Harris to Ordell Harris and Theresa T. Khayyam as recorded on the 10th day of December, 1999 in Instrument No. 199912100301986; Trustee's Deed from Shellie Wallace as Successor Trustee and Deanna Dorrough as Co-Trustee to Homesales, Inc. as recorded on the 22nd day of September, 2010 in Instrument No. 20100922-0075299 and Special Warranty Deed from Homesales, Inc. to Roger D. Tucker, single and Peggy Daniel, single as recorded on the 27th day of May, 2011 in Instrument No. 20110527-0040954, in the Register's Office of Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 2133, Page 103, Register's Office for DAVIDSON County, Tennessee.

This is **improved** (__X__) unimproved (____) property known as 800 Newhall Drive, Nashville, TN 37206.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 9th day of December, 2011.

Roger D. Tucker

Peggy Daniel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Roger D. Tucker and Peggy Daniel, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013