SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120005348 DEEDWARRSP
Recvd: 01/23/12 15:16 2 pgs
Fees:13.00 Taxes:92.50
20120123-0006362

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $25,000.00.

Subscribed and sworn to before me, this the 11th day of January, 2012.

Notary Public

My Commission Expires: 3-3-14

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Donnie Sexton 506 Norton Avenue Nashville, TN 37207	071-08-0-184.00	New Owner

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, **Ronnie Sexton and Donnie Sexton** (individually and collectively "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Donnie Sexton** ("Grantee"), his heirs and representatives, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 105 on the map of Section One, Joywood Heights, as of record in Book 1130, page 91, Register's Office for said County.

Said Lot No. 105 fronts 60 feet on the southerly side of Norton Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Ronnie Sexton and Donnie Sexton by deed from Eva S. Sexton of record in Book 10165, page 320, Register's Office for Davidson County, Tennessee.

This is improved property known as 506 Norton Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2012 real estate taxes, which are to be paid by Grantee.

GRANTOR FURTHER COVENANTS with the said Grantee and binds himself, his heirs and representatives, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, her heirs and representatives, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11th day of January, 2012.

Ronnie Sexton

Donnie Sexton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal at office this 11th day of January, 2012.

NOTARY PUBLIC

My Commission Expires: Nov 7, 2012

C. TUCKER HERNDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 7, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Ronnie~~ Donnie Sexton, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of January, 2012.

NOTARY PUBLIC

My Commission Expires: Nov 7, 2012

C. TUCKER HERNDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 7, 2012