BILL GARRETT, Davidson County
Trans:T20120006132 DEEDWARR
Recvd: 01/26/12 10:21 2 pgs
Fees:13.00 Taxes:479.15
20120126-0007245

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Boyd Barbee &
3260 Woodpoint Drive
Nashville, TN 37207

SEND TAX BILL TO:
Primary Residential Mortgage, Inc.
4750 West Wiley Post Way
Salt Lake City, UT 84116

Tax ID Number: **059-04-0A-197.00-CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Nichole R. Moscinski, N.K.A. Nichole R. Dusche, Married,** has this day bargained and sold, and does hereby transfer and convey unto **Boyd Barbee,** Married , certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 228 on the Final Plat of Phase 4,5,6, of Brookview Subdivision, of record in Instrument No. 20060303-0025044, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Nichole R. Moscinski, an unmarried woman by deed from Centex Homes, a Nevada General Partnership of record in Instrument 200701300012276, Register's Office for Davidson County, Tennessee, dated January 26, 2007.

Nichole R. Moscinski and Nichole R. Dusche are one in the same.

This is improved property known as: **3260 Woodpoint Drive, Nashville, Tennessee 37207**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2012 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument 200603030025044, and restrictions in Instrument Number 200502070013977, supplemented in Instrument 200605120055856, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 24th day of January, 2012

Nichole R Moscuselli NKA Nichole R Dusché

Nichole R. Dusche

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Nichole R. Dusche,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 24th day of January, 2012.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4, 2014

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $129,500.00.

AFFIANT

Subscribed and sworn to before me this the 24th day of January, 2012.

NOTARY PUBLIC

My Commission Expires: 11/7/12

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.