WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/08/12 14:30 3 pgs
Fees:18.00 Taxes:582.75
20120208-0011426

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$157,500.00.

Affiant

Subscribed and sworn to before me this 5th day of January, 2012.

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Amy E. Munson	First Community Mortgage, Inc.	0731300700
1925 Valley Park Drive	275 Robert Rose Drive	
Nashville, TN 37216-4128	Murfreesboro, TN 37129	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Estate of Gladys T. Roy**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Amy E. Munson, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 85 on the Plan of Burchwood Gardens, Section II, of record in Book 2900, page 66, Register's Office for said County, and described as follows:

BEGINNING at the north margin of Valley Park Drive at the corner of Lots No. 84 and 85; thence west with said Drive, 83.69 feet to a concrete monument, continuing west with said Drive, 37.03 feet to a monument; thence around the curve in a northerly direction 38.05 feet to the east margin of Cloverleaf Drive; thence northerly around a curve; with said Drive, 90 feet to the corner of Lots No. 85 and 86; thence easterly with the line between said lots, 180 feet to the corner of Lots No. 84 and 108; thence southerly with the line between Lots No. 84 and 85, 174.10 feet to the beginning.

Being the same property conveyed to Gladys T. Roy, a widow, by Deed from L. T. Dickens and wife, Mary S. Dickens dated 12/6/61 Register's Office for Davidson County, Tennessee. Said Gladys T. Roy having since died and leaving all of her property to Peggy Roy Birdwell, Linda Roy Dupre, and Glenda Fay Roy by Last Will & Testament as shown in the Probate records of Davidson County Tennessee in File Number 08P-547. The aforementioned Glenda Fay Roy having since died intestate and by affidavit of heirship her interest in the above described property is now vested in her children Pamela Goodwin, Debbie Campbell, Kim Morrow, Jeff Roy, and Lance Roy and can be found of record in Instrument Number 20120208-0011425, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2900, page 66, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewer and/or storm drainage of record in Book 4045, page 645, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1801 Cloverleaf Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 5, 2012.

Estate of Gladys T. Roy

Peggy Birdwell
By Peggy Birdwell, Executor

Peggy Birdwell
Peggy Birdwell, Heir

Linda Dupré
Linda Dupre , Heir

Pamela Goodwin
Pamela Goodwin, Heir

Debbie Campbell
Debbie Campbell, Heir

Kim Morrow
Kim Morrow, Heir

Jeff Roy, Heir

Lance Roy, Heir

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Peggy Birdwell as capacity of Executor, Peggy Birdwell, Linda Dupre, Pamela Goodwin, Debbie Campbell, Kim Morrow, Jeff Roy, and Lance Roy to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 5, 2012

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY