03

Realty Title

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00.

Rachelle Caudill
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 2012

Diane K Mazen
NOTARY PUBLIC

My Commission Expires: 2/11/13

DIANE K. MAZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Brian Price and Jessica Price 7233 Explorer Trail Nashville, TN 37221	F & M BANK 50 FRANKLIN ST. CLARKSVILLE, TN 37040	126-15-0A-281

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

BRIAN PRICE AND WIFE, JESSICA PRICE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 81, as shown on the map entitled Boone Trace at Biltmore, Section Seven, of record as Instrument No. 20011003-0107279, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, by deed from THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of record as Instrument No. 20110214-0012337, dated February 10, 2011, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20120014948 DEEDWARR
Recvd: 03/01/12 08:47 2 pgs
Fees:13.00 Taxes:617.90
20120301-0017802

This improved property is known as 7233 Explorer Trail, Nashville, TN 37221

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. We do covenant with 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 is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 28th day of February, 2012.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

BY: Phil Ryan
ITS: Executive Director

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Phil Ryan, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executive Director of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 28th day of February, 2012.

Notary Public

My commission expires: **My Commission Expires: July 8, 2013**

ANGELA HARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY