Box 13
#16815

BILL GARRETT, Davidson County
Trans:T20120018325 DEEDWARR
Recvd: 03/13/12 11:17 2 pgs
Fees:13.00 Taxes:721.50
20120313-0021592

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Dan A. Skinner
421 Wellington Square
Nashville, TN 37214

MORTGAGEE
Mortgage Investors Group
8320 East Walker Springs Lane
Knoxville, TN 37923

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 085-11-0
PARCEL 111.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **William H. Daniel, Executor of the Estate of Mary Meacham Fishburn,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Dan A. Skinner and Suzzane B. Skinner, husband and wife, and Ann K. Brent, an unmarried woman, as joint tenants with right of survivorship,** 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:

Being Lot No. 4 on the Plan of the Resubdivision of Lot 2, Wellington Square, LLC, as of record in Plat Book 9700, Page 701, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mary Meacham Fishburn, a widow, by Warranty Deed from Wellington Square, LLC, dated July 2, 1999 and filed of record in Book 11562, Page 853, Register's Office for Davidson County, Tennessee. The said Mary Meacham Fishburn has died on April 17, 2011 and the property is conveyed by her Executor pursuant to the terms of her Last Will and Testament and Probate Court Order as of record in Case No. 11P823, in the Probate Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6680, Page 770; Charter of record in Book 6712, Page 30, amended in Book 6987, Page 986; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 9700, Page 701, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **421 Wellington Square Nashville, TN 37214.**

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 is 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 our hands this 5th day of March, 2012.

Estate of Mary Meacham Fishburn
Wm H Daniel, Executor of
By: Estate of Mary M Fishburn
William H. Daniel, Executor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William H. Daniel, Executor, the bargainor(s) 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 and official seal this 5th day of March, 2012.

NOTARY PUBLIC

DIAN ROBINSON
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.3.16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $195,000.00.

AFFIANT

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

NOTARY PUBLIC

State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

My Commission Expires: _____