BILL GARRETT, Davidson County
Trans:T20120019771 DEEDWARR
Recvd: 03/19/12 14:52 2 pgs
Fees:13.00 Taxes:595.70
20120319-0023291

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $161,000.00

Affiant

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 16th day of March, 2012.

Notary Public
My commission expires: 01/07/2013

02-1201-47711

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Michael Forrest Sybert et al<br>301 Lutie St.<br>Nashville TN 37210 | Primelending<br>18111 Preston Road #900<br>Dallas, TX 75252 | 119-05-0-267.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CTW Properties, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael Sybert and Holly Sybert, husband and wife; and Michael F. Sybert, a married man, all as Tenants in Common with Rights of Survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Forrest

Land in Davidson County, Tennessee, being Lot No. 61, Block 26, on the Map of Re-subdivision of Lots 4,5,6,7,8,9, in Block 27, Lots 2,3,5,6, in Block 26 & Block 23 & 24 on the Plan of Cumberland Nurseries, of record in Plat Book 161, Page 139, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to CTW Properties, LLC, a Tennessee Limited Liability Company, by deed from Teresa Clam and Shelia Yates, duly appointed Co-Executrices of the Estate of Estelle Johnson , deceased dated October 21, 2011 recorded October 25, 2011 of record in Instrument No. 20111025-0082797, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 301 Lutie St., Nashville, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 16th day of March, 2012.

CTW Properties, LLC
By:_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Matthew Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of CTW Properties, LLC and that he is authorized by CTW Properties, LLC to execute this instrument on its behalf by himself as such Manager.

Witness my hand in Brentwood, TN, this 16th day of March, 2012.

_____
Notary Public
State of Tennessee at Large

My Commission expires
6/19/19

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON