THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30478-03-2012** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me this 4th day of April, 2012. Notary Public My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Russell Martin Decker 1536 Island Green Lane West Miramar Beach, FL 32550	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104 130 20000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James O. Posey, Jr., married and Shirley J. Posey, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Russell Martin Decker, married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3615 Valley Vista Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Tina M. Posey, joins in the execution of this instrument to convey and marital interest she may have in subject property.

BILL GARRETT, Davidson County
Trans:T20120025418 DEEDWARR
Recvd: 04/09/12 10:02 4 pgs
Fees:23.00 Taxes:1165.50
20120409-0029725

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of April, 2012.

James O. Posey, Jr.

Tina M. Posey

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James O. Posey, Jr. and Tina M. Posey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 4th day of April, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of April, 2012.

Shirley J. Posey

Shirley J. Posey

STATE OF ~~TENNESSEE, COUNTY OF DAVIDSON~~ TEXAS SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Shirley J. Posey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 4th day of April, 2012.

Notary Public

My Commission Expires: 9/4/15

TINA FREELEN
Notary Public
STATE OF TEXAS
My Comm. Exp. September 4, 2015

FREELEN
Notary Public
STATE OF TEXAS
My Comm. Exp. September 4, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 18, Block B, on the Plan of Bellwood Subdivision, of record in Book 547, pages 149 and 150, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James O. Posey and wife, Dina F. Velocci-Posey, by deed dated September 30, 1997, from Christopher W. Rodriguez and wife, Lisa M. Rodriguez, of record in Book 10632, page 68, Register's Office for Davidson County, Tennessee. Being further conveyed to James O. Posey, Jr. by quitclaim deed from Dina Velocci-Posey of record in Instrument No. 20060417-0043518, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Instrument No. 20060803-0094564, Register's Office for Davidson County, Tennessee, James O. Posey, Jr. conveyed his interest in subject property to James O. Posey, Jr. and mother, Shirley J. Posey, as tenants in common with rights of survivorship.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 547, pages 149 and 150, Register's Office for Davidson County, Tennessee.