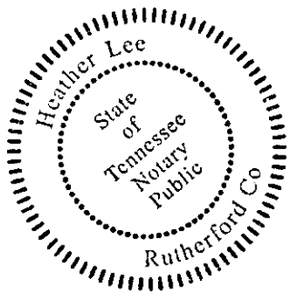
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120029167 DEEDWARR
Recvd: 04/23/12 08:48 2 pgs
Fees:13.00 Taxes:797.35
20120423-0034114



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,500.00

nMcKenney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2012.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 8-2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joanne S. Neff	Fifth Third Mortgage Co.	
(NAME)	(NAME)	142-11B-190CO
725 Magnolia Trail	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DIANA J. WEBB**, UNMARRIED HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JOANNE S. NEFF, AN UNMARRIED WOMAN AND VINCENT M. HARRIGAN, AN UNMARRIED MAN AS JOINT TENANTS WITH RIGHTS OF SURVIORSHIP,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee and being Lot No. 19 on the final plat of Magnolia Place, as of record in Plat Book 7900, Page 729, 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 Diana J. Webb by deed from Jerome Rosenblum, and wife, Brenda Rosenblum dated 03/31/1995 and filed of record in Book 9633, page 117, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 7900, page 729, said Register's Office; and (c) restrictive covenants of record in Book 9367, page 807, said Register's Office; (d)Charter for Magnolia Place Homeowners Association of record in Book 9391, page 887, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 725 Magnolia Trail, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and I covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 April, 2012.

Diana J. Webb

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Diana J. Webb , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of April, 2012.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4. 2013