BILL GARRETT, Davidson County
Trans:T20120033010 DEEDWARR
Recvd: 05/04/12 13:07 2 pgs
Fees:13.00 Taxes:995.30
20120504-0038648

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 30 day of April, 2012 by and between **Humes Real Estate, LLC**, hereinafter referred to as GRANTOR, and **Andrea J. Ligon and Joseph W. Leray, as tenants in common with rights of survivorship**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 4 on the Plan of Sharpe and Horn's Addition, as of record in Book 161, page 172, Register's Office for said County.

Said part of Lot No. 4 fronts 50 feet on the northerly side of Douglas Avenue, formerly Hinton Street, and runs back between parallel lines, 170 feet to an alley.

This Conveyance is Subject to the Following:

1.) Easements, setback lines and other matters as shown on the plat of Sharpe and Horn's Addition of record in Plat Book 161, Page 172, Register's office for Davidson County, Tennessee.

2.) All easements, restrictions and any other matters of record in said register's office.

Being the same property conveyed to Humes Real Estate, LLC by Warranty Deed, from Pedro Reyes and Deanna Reyes on August 26, 2011, recorded on August 30, 2011, of record in Instrument 20110830-0067044, Register's Office of Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 1117 Douglas Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Humes Real Estate, LLC

By: Ann Schaefer Smith mgr.
Ann Schaefer Smith, Manager

CORPORATE
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Leah A Turner, a Notary Public of said State and County aforesaid, personally appeared **Ann Schaefer Smith** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Manager** of **Humes Real Estate, LLC**, the within named bargainor, a corporation, and that he/she as such **Manager**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **Manager**.

Witness my hand and seal, at office in Franklin TN this the 30 day of April, 2012.

Notary Public
My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of Property Owner:
Andrea T. Ligon and Joseph W. Leray
1117 Douglas Avenue
Nashville, TN 37206

Send Tax Statements to:
New Owner

Map & Parcel 072.13-0-416.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $269,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of April, 2012.

Notary Public

My Commission Expires: 3-3-15

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
12-1-100