This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2012040001

STATE OF TENNESSE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $239,000.00

Sworn to and subscribed before me this 25th day of April, 2012.

Affiant

Notary Public
commission expires: 2/4/2015

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120033079 DEEDWARR
Recvd: 05/04/12 14:00 2 pgs
Fees:13.00 Taxes:884.30
20120504-0038717

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Amanda Holman		083-130-019.00
1205 Russell Street	New Owner	
Nashville, TN 37206		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Igno, Inc., a Tennessee corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Amanda Holman, an unmarried woman ,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows: x Rayc

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots 35 and 36 on the Plan of East Edgefield Ad of record in Plat Book 6200, Page 167, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 2 fronts 60 feet on the Northerly margin of Russell Street and extends back between parallel lines 100 feet to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Igno, Inc. by Trustee's Deed from Robert H. Waldschmidt, Trustee in Bankruptcy for Jeanne Gayle Matthews of record at Instrument No. 20110309-0018783, Register's Office for Davidson County, Tennessee, dated March 02, 2011.Being the same property conveyed to Jeanne Gayle Mathews by Warranty Deed from Peter Jay Schine and wife, Andrea C. Barach of record in Book 11165, page 441, Register's Office for Davidson County, Tennessee, dated October 14, 1998.

This is improved property known as **1205 Russell Street, Nashville, TN 37206.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this25th day of April, 2012.

Igno, Inc.

Christopher Miller, President

Keith Miller, Secretary/Treasurer

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Christopher Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged to be the President of Igno, Inc. the within bargainor, and corporation, and that as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Igno, Inc by the said Christopher Miller as President.

Witness my hand, at office, on this 25th day of April, 2012.

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public Comm. expires 1-6-15

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Keith Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged to be the Secretary/Treasurer of Igno, Inc. the within bargainor, and corporation, and that as such Secretary/Treasurer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Igno, Inc by the said Keith Miller as Secretary/Treasurer.

Witness my hand, at office, on this 25th day of April, 2012.

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public Comm. expires 1-6-15