DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: May 5, 2015.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHANNON HORNSBY	New owner	094-01-0-229.00
(NAME)	(NAME)	
716 S. 14TH STREET		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120036003 DEEDWARR
Recvd: 05/16/12 11:39 2 pgs
Fees:13.00 Taxes:432.90
20120516-0042362

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, PATRICK L. MICKLER AND WIFE, LOIS J. MICKLER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHANNON HORNSBY, UNMARRIED,** 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, being Lot #133 on the Plan of Payne, Blakemore and Cummings Addition to Nashville, as of record in Plat Book 57, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFORE is that portion of said property conveyed to the Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20040505-0051406, said Register's Office.

Being the same property conveyed to Patrick L. Mickler and wife, Lois J. Mickler, from Les Lazarus, unmarried, by deed dated September 16, 2011 of record as Instrument No. 20110919-0072345, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

See Limited Powers of Attorney for Patrick L. Mickler and Lois J. Mickler being recorded simultaneously herewith of record as Instrument No. 20120516004236 1 and Instrument No. 20120516004236 0, said Register's Office.

Unimproved ( )
This is improved(X) property, known as 716 SOUTH 14TH STREET, NASHVILLE, TN 37206
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except that certain claim of lien of record in Instrument No. 20120308-0020317; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 14th day of May, 2012.

Patrick L. Mickler by Christina Dunham ATTY IN Fact

PATRICK L. MICKLER
By: Christina Dunham, Attorney in Fact for Patrick L. Mickler

Lois J. Mickler by Christina Dunham ATTY In Fact

LOIS J. MICKLER
By: Christina Dunham, Attorney in Fact for Lois J. Mickler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of May, 2012, before me personally appeared Christina Dunham, Attorney-in-Fact for Patrick L. Mickler, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Patrick L. Mickler, and who acknowledged that she executed the same as the free act and deed of Patrick L. Mickler.

Witness my hand and official seal at office this 14th day of May, 2012.

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My commission expires: **May 5, 2015**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of May, 2012, before me personally appeared Christina Dunham, Attorney-in-Fact for Lois J. Mickler, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lois J. Mickler, and who acknowledged that she executed the same as the free act and deed of Lois J. Mickler.

Witness my hand and official seat at office this 14th day of May, 2012.

Notary Public

My commission expires: **May 5, 2015**

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON