File 23989-8

BOX 14-A

Return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

BILL GARRETT, Davidson County
Trans:T20120039528 DEEDWARR
Recvd: 05/30/12 14:42 2 pgs
Fees:13.00 Taxes:2025.75
20120530-0046789

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $547,500.00

Affiant

Subscribed and sworn to before me, this 25th day of May, 2012.

Notary Public

My Commission expires: 2/24/13

(Notary Stamp)

JOHN COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John Walter **Cynthia Verbinski**	**New Owner**	**Map\Parcel: 104-14-0-H-051.00CO**
418 Prestwick Ct.		
Nashville, TN 37205		

FOR AND IN 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 ACKNOWLEDGE, WE,

Lawrence W. Travis and wife, Sharon E. Travis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Walter and Cynthia Verbinski, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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 No. 14 as shown on the Revised Final Plat of Whitworth, Phase 3, Section 2, of record in Book 7900, Page 969, amended 9582, page 838, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Lawrence W. Travis and wife, Sharon E. Travis by Warranty Deed from Clements-Bartosh Interests, LLC, a Tennessee limited liability compant, of record in Book 10389, page 317, dated March 21, 1997, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, zoning regulations, building restrictions and setback lines, if any, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 418 Prestwick Ct., Nashville, TN 37205.

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 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, unless otherwise herein set out; 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 my/our hand(s) this 25th day of May, 2012.

Lawrence W. Travis

Lawrence W. Travis

Sharon E. Travis

Sharon E. Travis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Lawrence W. Travis and wife, Sharon E. Travis , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **120382RX**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027