This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# D97

ADDRESS NEW OWNER:
Michael Kelly Napier
12156 Old Hickory Blvd.
Hermitage, TN 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, Alabama 35244

PARCELS **10900017001**
& 10900021900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Homer M. McIntire and wife, Shirley McIntire** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Michael Kelly Napier and wife, Anne Elise Napier**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 1 of Littleton Ellis, deceased, lands of record in Minute Book W, page 35, of the County Court, and described as follows:

Beginning 1400 feet more or less south of the center of Stewarts Ferry Pike and 225 feet east of the center of Cook Road at a concrete monument erected by the U. S. Government, thence South 82° 02' East 400 feet to an iron pin, thence South 3° 45' East 301 feet to an iron pin, thence South 89° 25' West 300 feet to an iron pin, thence North 26° East 161.2 feet to an iron pin, thence North 38° 22' West 303.35 feet to the beginning.

Being the same property conveyed to Shirley McIntire, by deed dated January 14, 2000, from Martin McIntire, of record in Instrument No. 2000001240007555, Register's Office for Davidson County, Tennessee.

AND

Land located in the 4th Civil District of Davidson County, Tennessee, being the Lot marked (reserved) AREA on the Plat of the F. A. McIntire, Sr., Subdivision as of record in Book 5800, Page 7 in the Register's Office for Davidson County, Tennessee.

Said lot begins at an iron pin in the southwesterly corner of No. 1 area on said Plat and runs thence S. 85° 59' 41" W., 29.97 feet to an iron pin in the easterly line of F. A. McIntire, Sr.; thence N. 0° 05' 20" W., 315.27 feet to an iron pin; thence S. 87° 32' 10" W., 119.80 feet to an iron pin; thence N. 0° 04' 08" E., 299.73 feet to an iron pin; thence S. 79° 13' 27" E., 152.08 feet to an iron pin in said Lot No. 1; thence S. 0° 0' 52" E., 579.80 feet to the beginning and containing 1.189 acres more or less.

Davidson County DEEDWARR
Recvd: 05/30/12 15:19 4 pgs
Fees:23.00 Taxes:1043.40
20120530-0046808

Being the same property conveyed to Homer M. McIntire by deed from Frederick A. McIntire, Sr. et al dated August 7, 1986, of record in Book 6950, page 663, Register's Office for Davidson County, Tennessee.

Included in this conveyance is joint roadway and maintenance agreement of record in Book 5804, page 971; and covenants appurtenant of record in Instrument No. 200007050066600, Instrument No. 200007050066601, and Instrument No. 200007050066602, Register's Office, Davidson County, Tennessee.

This is improved property known as 12156 Old Hickory Boulevard, Hermitage, Tennessee 37076. Possession is to be given on July 15, 2012.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 30th day of May, 2012.

Homer M. McIntire

Shirley McIntire

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Homer M. McIntire and wife, Shirley McIntire**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of May, 2012.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 10.28.14

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $282,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of May, 2012.

NOTARY PUBLIC

My Commission Expires: 10.28.14

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, Cindy M. Blevins, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 07-08-2012

