BILL GARRETT, Davidson County
Trans:T20120040889 DEEDWARR
Recvd: 06/04/12 13:35 3 pgs
Fees:18.00 Taxes:1132.20
20120604-0048440

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Dudley S. Looney
4624 Sterling Cross Dr.
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
First Tennessee Bank, N.A.
300 Court Ave. 3rd Floor
Memphis, TN 38103

MAP	**172-14**
GROUP	**B**
PARCEL	**82**

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 consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert H. Massey and Peggy D. Massey,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Dudley S. Looney and wife, Ruth Ann Looney**, 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. 82 on the Plan of Winfield Park, Phase 1, of record in Plat Book 9700, page 765, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Peggy D. Massey and husband Robert H. Massey (now divorced by Decree 11D-3394) by deed from Peggy D. Byram and Helen L. Kruse dated January 20, 2006, of record in Instr. 20060127-0010424, Register's Office for Davidson County, Tennessee.

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

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **4624 Sterling Cross Dr., Nashville, Tennessee 37211.**

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 the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **31st** day of **May, 2012.**

Robert Massey

Robert H. Massey

Peggy D Massey

Peggy D. Massey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert H. Massey and Peggy D. Massey**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of May, 2012.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/14/2012

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $306,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of May, 2012.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/14/2012

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY