AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

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

Notary Public

My commission expires: 3-3-14

EMILY C. MAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2014

EMILY C. MAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2014

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:
Haley Rose Corenswet	**New Owner**	**Map\Parcel: 102-14-0-096.00**
1103 Shiloh Drive		
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,

Thomas F. Dernburg and wife, Jean Martin Dernburg

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

Haley Rose Corenswet

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. 139 on the Plan of Crest Meade Section A, as of record in Plat Book 2330, Page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Thomas F. Dernburg, unmarried, by Warranty Deed from Francisco J. Arrieta and wife, Norma Arrieta, of record in Book 9679, page 33, dated May 19, 1995, Register's Office for Davidson County, Tennessee. Thomas F. Dernburg conveyed a 50 percent interest in said property to his spouse, Jean Martin Dernburg for the purpose of creating an estate by the entireties by Quitclaim Deed of record in Instrument No. 20060505-0052772, dated April 5, 2006.

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.
The Plan of record in Plat Book 2330, Page 154, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2794, Page 323 and Book 6056, Page 992, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement to Metro of record in Book 4829, Page 868, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1103 Shiloh Drive, Nashville, TN 37205.

BILL GARRETT, Davidson County
Trans:T20120043328 DEEDWARR
Recvd: 06/12/12 13:30 2 pgs
Fees:13.00 Taxes:758.50

20120612-0051408

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~~ 24th day of May, 2012.

Thomas F. Dernburg by: Susan Rose Strait, Attorney in Fact.
Thomas F. Dernburg
By: Susan Rose Strait, Attorney-in-Fact

Jean Martin Dernburg by: Susan Rose Strait, Attorney in Fact.
Jean Martin Dernburg
By: Susan Rose Strait, Attorney-in-Fact

STATE OF Colorado
COUNTY OF Weld

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Susan Rose Strait,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Thomas Frederick Dernburg for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Thomas Frederick Dernburg and is authorized by Thomas Frederick Dernburg to execute this instrument on his/her behalf pursuit to Limited Durable Power of Attorney of record in Instrument No. 20110311-0019618, Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this ~~25th~~ 24th day of May, 2012.

Notary Public

RYAN M KENNEY
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES 07/07/2015

My Commission Expires: 07/07/2015

STATE OF Colorado
COUNTY OF Weld

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Susan Rose Strait** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Jean Maartin Dernburg for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Jean Martin Dernburg and is authorized by Jean MartinDernburg to execute this instrument on his/her behalf.

Witness my hand, at office, this 24th day of May, 2012.

Notary Public

My Commission Expires: 07/07/2015

File #: **120385CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

RYAN M KENNEY
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES 07/07/2015