Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1205 00255

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120045158 DEEDWARR
Recvd: 06/19/12 10:48 2 pgs
Fees:13.00 Taxes:555.00
20120619-0053600

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $150,000.00.

Affiant

Subscribed and sworn to me on June 15, 2012.

NOTARY PUBLIC

My Commission Expires:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: September 9, 2014

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Patrick M. McCombs Kelly L. Berry 1102 Campbell Street Nashville, TN 37206	Bank of America, NA PO Box 92206 Fort Worth, TX 76161-0206	083 0 30 311.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Dwight Henderson, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Patrick M. McCombs and Kelly L. Berry, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of N.W. Kemp Property Resubdivision of Lot 1, of record in Book 4595, page 173, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 2 fronts 58.2 feet on the easterly margin of Campbell Street and extends back 191.6 feet on the northerly line and 191.4 feet on the southerly line to a dead line in the rear, measuring 58.2 feet thereon.
>
> Being the same property conveyed to Dwight Henderson, by Warranty Deed dated July, 31, 1985, of record in Book 6621, page 627, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 on June 15, 2012.

Dwight Henderson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 15, 2012, before me personally appeared Dwight Henderson, to me known to be the person herein described the within named bargainors, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on June 15, 2012.

NOTARY PUBLIC

My Commission Expires: _____

