BILL GARRETT, Davidson County
Trans:T20120053474 DEEDWARR
Recvd: 07/20/12 09:22 2 pgs
Fees:13.00 Taxes:451.40
20120720-0063822

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee □
File No.: TN121793

WARRANTY DEED

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2012.

NOTARY PUBLIC

My commission expires: 8/16/14

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jana D. Beck 2916 E. Walnut Street Evansville, IN 47714	Same address as new owner	074-16-0-126.00

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Two Thousand and 00/100 Dollars ($122,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **TODD W. NUNLEY, MARRIED,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **JANA D. BECK, UNMARRIED,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 352, on the Plan of Hermitage Hills, Section 3, as of record in Book 2900, page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Todd W. Nunley, by Warranty Deed from William E. Nunley and wife, Bonnie J. Nunley, dated 4/3/1996, recorded 4/9/1996, of record in Book 10009, page 521, in the Register's Office for Davidson County, Tennessee.

This is improved property known and designated as 3824 Bonnacreek Drive, Hermitage, TN 37076.

This conveyance is made subject to all matters as shown on plat of record in Book 2900, page 97; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

I, **PAMELA NUNLEY,** wife of the aforesaid **TODD W. NUNLEY,** do hereby join in this conveyance for the purpose of relinquishing any and all rights, title and interest, marital or otherwise, that I might have in said property as the wife of the aforesaid **TODD W. NUNLEY.**

WITNESS OUR HANDS, this the 18th day of July, 2012.

Todd W Nunley

TODD W. NUNLEY

Pamela O Nunley

PAMELA NUNLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Todd W. Nunley and Pamela Nunley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18th day of July, 2012.

Notary Public

David Webber

Printed Notary Name

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014