PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

BILL GARRETT, Davidson County
Trans:T20120056996 DEEDWARR
Recvd: 08/02/12 10:31 2 pgs
Fees:13.00 Taxes:1158.10
20120802-0068376

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $313,000.00

Affiant

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

Notary Public
My commission expires: 9-21-15

SONYA M. BRANHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

02-1206-47895

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Timothy Nowak 103 Chapel Avenue Nashville TN 37206	First Community Credit Union Of Florida 637 North Lee Street Jacksonville, FL 32204	83-06-0-262

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph Southard and wife, Renata Southard, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Timothy Nowak, unmarried and Jamie Caskey, unmarried, as tenants in common with right of survivorship, hereinafter called the Grantees, their successors 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 the southerly (erroneously referenced as northerly in prior deed of record) 2 feet of Lot No. 35 and the northerly (erroneously referenced as southerly in prior deed of record) 54 feet front of Lot No. 36 on the Plan of Olivia W. Sharpe's Addition to Nashville, as of record in Book 332, page 17, Register's Office for said County, described as follows:

Beginning on the westerly margin of Chapel Avenue at a point 162.5 feet north of the northerly margin of Eastland Avenue, being the northeast corner of the property conveyed to R.B. Wellborn by deed from W. L. Horn and wife, of record in Book 645, page 34, said Register's Office; thence with his northerly line westwardly 248 feet, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley, northwardly 51.5 feet to the southwest corner of one of the parcels of land conveyed to C.F. Sharpe by deed from W.L. Horn of record in Book 432, page 557, said Register's Office; thence with his southerly line eastwardly 234 feet, more or less, to the westerly margin of Chapel Avenue; thence with the westerly margin of Chapel Avenue southwardly 56 feet to the beginning.

Being the same property conveyed to Stanley T. Tobitt and wife, Eugina A. Tobitt by deed from Richard M. Dodge, Jr. and wife, Faye M. Dodge, dated June 9, 1986, recorded June 27, 1986 in Book 6899, Page 701, Register's Office for Davidson County, Tennessee.

Eugina Webb Tobitt and Stanley Thomas Tobitt were divorced by Final Decree of the Eighth Circuit Court for Davidson County, Tennessee, Docket No. 05-D-1992.

Further, being the same property conveyed to Joseph Southard and wife, Renata Southard, by deed from Stanley Tobitt and Eugina A. Tobitt, dated 1/28/11, recorded 2/16/11, of record in Instrument No. 20110216-0013213, said Register's Offfice, and corrected by Scrivener's Affidavit of record in Instrument No. 20110526-0040395, said Register's Office.

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.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this day of , 2012.

Joseph Southard

Renata Southard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Southard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 2nd day of July , 2012.

Notary Public

My Commission expires March 08, 2016

MARCIA N. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Renata Southard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 2nd day of July , 2012.

Notary Public

My Commission expires March 08, 2016

MARCIA N. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY