BILL GARRETT, Davidson County
Trans:T20120059087 DEEDWARR
Recvd: 08/09/12 09:32 2 pgs
Fees:13.00 Taxes:547.60

20120809-0071015

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

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $148,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2012.

Notary Public
My commission expires: April 10, 2015

02-1207-47949

Address of New Owner:	Send Tax Bills to:	Tax Information
Elizabeth Leanne Sinclair	Fifth Third Mortgage Company	062-02-0-B 066.00CO
2880 Paddle Wheel Dr.	5050 Kindsley Dr.	
Nashville TN 37214	Cincinnati, OH 45263	

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, Eric Lee Sinclair, Jr. and wife, Terry C. Sinclair, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Elizabeth Leanne Sinclair, an unmarried person, 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 Lot No. 227 on the Plan of Abbington Park, Phase One, Section Two, a Planned Unit Development, as of record in Instrument No. 20030922-0139712 and in Instrument No. 20031006-0146904, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eric L. Sinclair, Jr. and wife, Terry C. Sinclair by deed from Beazer Homes Corp. D/B/A Phillips Builders, a Tennessee corporation, dated 8/3/04, recorded 8/5/04, of record in Instrument No. 20040805-0094587, 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.

This property is improved property known as 2880 Paddle Wheel Dr., Nashville, TN 37214

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 3rd day of August, 2012.

Eric Lee Sinclair, Jr.

Terry C. Sinclair
Eric Lee Sinclair, Jr., Attorney-in fact

STATE OF Kentucky
COUNTY OF Jefferson

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

Witness my hand in Brentwood, TN, this 3rd day of August, 2012.

Notary Public

OFFICIAL SEAL
JEFF CANTERBURY
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm. Expires 02/03/2013

My Commission expires

State of Kentucky
County of Jefferson

On August 3, 2012, before me, the undersigned, a notary public in and for said county and state, am personally appeared Eric Lee Sinclair, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Terry C. Sinclair and that he is authorized by Terry C. Sinclair, to execute this instrument on her behalf.

Notary Public

My commission expires:

OFFICIAL SEAL
JEFF CANTERBURY
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm. Expires 02/03/2013