BILL GARRETT, Davidson County
Trans:T20120071681 DEEDWARR
Recvd: 09/24/12 10:02 2 pgs
Fees:13.00 Taxes:296.00
20120924-0086440

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is
$ 80,000.00

Affiant

V4073-565 AND RETURN TO:
This instrument was prepared by:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, AR 72211
(615)255-9388

Subscribed and sworn to before me on this
21st day of September, 2012.

Notary

My commission expires: 9-27-2015

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

| Address New Owner as Follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Leslie Garner<br>1022 44th Avenue North<br>Nashville, TN 37209 | Tennessee Bank & Trust<br>4007 Hillsboro Road<br>Nashville, TN 37215 | 09108003900 |

**WARRANTY DEED**

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Metropolitan Development and Housing Agency, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Leslie Garner, a single woman**, hereinafter called the Grantee (s), and her heirs and assigns, a certain tract of land in Davidson, Tennessee, described as follows:

Being the Northerly 37-1/2 feet of Lot No. 10 on the Map of L.H. Davis Subdivision of Lot 41, on the Plan of Clifton of record in Book 57, Page 100, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and detailed description.

Said part of Lot No. 10 fronts 37-1/2 feet on the Easterly side of 44th Avenue North, formerly Laughlin Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Metropolitan Development and Housing Agency by Special Warranty Deed recorded September 2, 2010, as Instrument No. 20100902-0069900, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee(s), her heirs and assigns, forever; and Grantor does covenant with said Grantee(s) that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind itself and representatives, to warrant and forever defend the title to said land to said Grantee(s), her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 21st day of September, 2012.

**Metropolitan Development and Housing Agency**

BY: _____
Phil Ryan, Executive Director

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF Davidson ss.

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Phil Ryan**, with whom I am personally acquainted, and who acknowledged that [s]he executed the within instrument for the purposes therein contained, and who further acknowledged that [s]he is the **Executive Director** of the maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker,) to execute this instrument on behalf of the maker.

Witness my hand this 21st day of September, 2012.

_____
Notary Public

ANGELA HARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: **My Commission Expires: July 8, 2013**