BILL GARRETT, Davidson County
Trans:T20120089301 DEEDWARR
Recvd: 11/21/12 14:25 2 pgs
Fees:13.00 Taxes:703.37

20121121-0107638

Record & Return To:
Prepared by:
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 $180,100.00

Affiant

Subscribed and sworn to before me, this 16th day of November, 2012.

Notary Public
My commission expires: April 15, 2015

02-1210-48092

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
D. Robert Ervin		173-09-O-A-378.00CO
7009 Sunnywood Drive	NEW OWNER	
Nashville TN 37211		

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, Amanda L. Stevens, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to D. Robert Ervin and wife, Kathryn P. Ervin, 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. 312, on the Plan of Phase Five, Lenox Village, of record in Instrument No. 20050120-0007427, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amanda L. Stevens, unmarried by deed from Michele D. Mathis Howard, married, dated July 19, 2010, recorded July 27, 2010, of record in Instrument No. 20100727-005877, Register's Office for Davidson County, Tennessee.

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 7009 Sunnywood Drive, Nashville, TN 37211

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 31 day of OCTOBER, 2012.

Amanda L. Stevens

STATE OF TENNESSEE
COUNTY OF PALM BEACH

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Amanda L. Stevens, 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 at office, this 31 day of October, 2012.

Notary Public

My Commission expires 1/5/2017

STACY L HO-ON
MY COMMISSION # EE 835707
EXPIRES: January 5, 2017
Bonded Thru Notary Public Underwriters