# WARRANTY DEED

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $104,730.00.

Affiant

Subscribed and sworn to before me this 28th day of December, 2012

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Jesse Frank Bynum III | Cornerstone Home Lending | 091-10-0-044.00 |
| 411 Annex Drvie | 1177 West Loop South #200 | |
| Nashville, TN 37209 | Houston, TX 77027 | |

**WITNESSETH:** That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Nathaniel A. Dodds and wife, Stacey M. Dodds**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jesse Frank Bynum III, a single man,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 49 on the Plan of a subdivision of Lots Nos. 39 and 40, in the division of the B.C. Cockrill Farm, of record in Book 332, page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Nathaniel A. Dodds and wife, Stacey M. Dodds, by deed from George Loggins and wife, Jane Loggins, on June 26, 2007, of record in Instrument Number 20070703-0079530, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 41, Register's Office Davidson County, Tennessee.

This is improved property known as: **5810 Leslie Avenue, Nashville, TN 37209**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this December 28, 2012.

Nathaniel A. Dodds

**Nathaniel A. Dodds**

Stacey Dodds

**Stacey M. Dodds**

Davidson County DEEDWARR
Recvd: 12/31/12 11:52 2 pgs
Fees:13.00 Taxes:387.58
**20121231-0120649**

STATE OF New Mexico
COUNTY OF Bernalillo

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nathaniel A. Dodds and wife, Stacey M. Dodds** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 28, 2012

My commission expires 10/28/13

Notary Public

OFFICIAL SEAL
GUADALUPE AGUIRRE
NOTARY PUBLIC-State of New Mexico
My Commission expires 10/28/13

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY