BILL GARRETT, Davidson County
Trans:T20130001020 DEEDWARR
Recvd: 01/04/13 09:56 2 pgs
Fees:13.00 Taxes:773.30
20130104-0001227

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>CATHERINE H. GWYN<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>150 THIRD AVENUE SOUTH<br>SUITE 1700<br>NASHVILLE, TENNESSEE 37201<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $209,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 28th day of December, 2012.<br><br>Notary Public<br><br>My Commission Expires: |

DEBORAH TUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 8-17-15

| | | |
|---|---|---|
| Address New Owner As Follows:<br>Cassie Lynn<br>4505 Indiana Avenue<br>Nashville, TN 37208 | Send Tax Bills To:<br>First Bank<br>3500 Blue Lake Dr., Ste. 205<br>Birmingham, AL 35243 | Map-Parcel Number:<br>091-12-0-069.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kathy S. Best and husband, Brian D. Best**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Cassie Lynn**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 412 of Block No. 82 on the No. 1 Plan of West Nashville of record in Plat Book 57, page 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Kathy S. Best and husband, Brian D. Best, by deed from James E. Phelps, Jr. and wife, T. Elaine Phelps, of record as Instrument No. 20080616-0061351, dated June 13, 2008, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, which have been prorated and paid by Seller. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay future taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 57, page 74, said Register's Office.

This is improved property known as: **4505 Indiana Avenue, Nashville, TN 37208.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized 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; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

**WITNESS** my hand this 28th day of December, 2012.

Kathy S. Best by Brian D. Best her Attorney in Fact

Kathy S. Best by Brian D. Best, her Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20130104-0001226, RODCT.

Brian D. Best

Brian D. Best

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Brian D. Best, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument in behalf of Kathy S. Best and who acknowledged that he executed the same as the free act and deed of Kathy S. Best.

Witness my hand and official seal this 28th day of December, 2012.

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Catherine H. Gwyn

Notary Public

My Commission Expires: 06/21/2016

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Kathy S. Best and~~ Brian D. Best, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed they within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 28th day of December, 2012.

CATHERINE H. GWYN (Seal)
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Catherine H. Gwyn

Notary Public

My Commission Expires: 06/21/2016

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