BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 142,000.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2013.

Notary Public

My commission expires: 1-9-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

BILL GARRETT, Davidson County
Trans:T20130012655 DEEDWARR
Recvd: 02/14/13 11:08 2 pgs
Fees:13.00 Taxes:525.40

20130214-0015142

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ANDREW D. NASH	US BANK	147-10
624 McMURRAY Dr. ~~5112 BRIARWOOD~~	P.O. Box 20005	85
NASHVILLE, TN 37211	OWENSBORO, KY 42304	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

HOLLY SEARS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANDREW D. NASH

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 322 on the Plan of Caldwell County Estates Section 5 of record in Plat Book 3300. Page 16, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

SAID Lot No. 322. which is a corner lot, fronts 125 feet on the southwesterly margin of Briarwood Drive and fronts 150.3 feet on the northwesterly margin of Edmondson Pike, said frontage being joined by a curve having a length of 39.27 feet, and extends hack 177.2 feet on the northwesterly line and 150 feet on the southwesterly line to a point of intersection.

Included in the description but excluded from this conveyance. Land in Davidson County, Tennessee, being part of Lot No. 322 on the Plan of Section Five, Caldwell County Estates, of record in Book 3300, Page 16, Register's Office for said County described as follows: Beginning at a point, being the southeastern property corner 25 feet from the centerline of Edmondson Pike; thence N 69° 52' W along the southern property line for 5 feet to a point; thence N 20° 08'E for 145.30 feet to a point; thence along a curve to the led of radius 30 feet for 47.12 feet to a point on the southern right-of-way line of Briarwood
Drive; thence S 69° 52' E for 10 Feet along said right-of-way line to a point; thence along a curve to the right of radius 25 feet for 39.27 feet to a point on the existing western right-of-way line of Edmondson Pike to a point; thence along said right-ofway line S 20° 08' W for 150.30 feet to the point of beginning and containing an area of 935.54 square feet, more or less.

BEING THE SAME PROPERTY CONVEYED TO HOLLY SEARS BY WARRANTY DEED FROM JAMES R MORGAN, JR AND WIFE, LORI A MORGAN DATED 11/11/05 AND RECORDED ON

11/18/05 IN INSTRUMENT NO. 20051118-0139430, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 5119 BRIARWOOD, 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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 12th day of February, 2013.

Holly E. Sears by Dorothy H. Lee Attorney in Fact

HOLLY E. SEARS by Dorothy H. Lee, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Dorothy H. Lee, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who excuted the foregoing instrument on behalf of Holly E. Sears, and who acknowledged that he/she/they executed the same as the free act and deed of Holly E. Sears.

Witness my hand, at office, this 12th day of February, 2013.

Notary Public

My Commission Expires: