WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130015125 DEEDWARR
Recvd: 02/22/13 14:40 2 pgs
Fees:13.00 Taxes:303.40
20130222-0018077

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $82,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of February, 2013.

Notary Public
My Commission expires: 9-8-2013
(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:
Lisa E. Nelson	Regions Mortgage Mortgage Loan Servicing	091-10-0-395.00
1337 Tilton Drive	Department 2520, P.O. Box 2153	
Franklin, TN 37067	Birmingham, AL 35287-2520	

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, **Sarah Norris***, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lisa E. Nelson**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

* unmarried

Being Lot No. 22 on the plan of Revised Plan of Section 1, Morrow Meadows, of record in Book 2083, page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 22 fronts 50 feet on the easterly side of Delray Drive and runs back 116 feet on the northwesterly line and 112.2 feet on the southeasterly line to a dead line, measuring 61 feet thereon.

Being the same property conveyed to George W. Norris and wife, Sarah Norris, by deed from P.E. Tittle and wife, Mary L. Tittle, on April 17, 1964, of record in Book 3709, page 167, Register's Office for Davidson County, Tennessee. The said George W. Norris having since died leaving sais property to Sarah Norris by right of survivorship.

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 2083, page 105, Register's Office Davidson County, Tennessee.

This is improved property known as: **712 Delray Drive, 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 February 22, 2013.

Sarah L. Norris by Mark Norris as attorney in fact
Sarah Norris
by Mark Norris, attorny-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Mark Norris, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Sarah Norris, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Sarah Norris, the bargainor(s), by the said Mark Norris, as Attorney-in-Fact. Durable and General Power of Attorney being of record Document No. 20130222-0017917, Register's Office for Davidson County Tennessee.

WITNESS my hand and seal, this 22nd day of February, 2013.

_____ My Commission Expires: 7/6/15

NOTARY PUBLIC

