BILL GARRETT, Davidson County
Trans:T20130018354 DEEDWARR
Recvd: 03/06/13 11:00 2 pgs
Fees:13.00 Taxes:595.70
20130306-0022279

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
13-0036HV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00.

Heather Kisley
Affiant

BOX 10-A

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4 day of March, 2013.

JoAnn B Sisemore
Notary Public
Commission Expires: 11-4-20

JOANN B. SISEMORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian McNabb 1012 Lonsway Circle Antioch, TN 37013	Wells Fargo Home Mtg 2701 Wells Fargo Way Minneapolis, MN 55467-8000	150.09-0A-105.00 CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Dorothy Shell Berry, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian McNabb , married

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. 260 on the Plan of Forest View Park, Section VIII, of record in Plat Book 6900, Page 633, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dorothy Shell Berry by Warranty Deed from Rodney LaTroy Gilbert, unmarried, dated March 25, 2003 and filed for record March 28, 2003 in Instrument No. 200303280041063, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1012 Lonsway Circle, Antioch, TN 37013.

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 so 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 is 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of March, 2013.

Dorothy Shell Berry

Dorothy Shell Berry

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dorothy Shell Berry** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 4th day of March, 2013.

Angela A. Ramsey

Notary Public
My Commission Expires: 4/23/2014

(Notary Seal)

