~~RECORD AND RETURN TO:~~
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN132922

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
13-0145

BILL GARRETT, Davidson County
Trans:T20130028122 DEEDWARR
Recvd: 04/08/13 09:22 2 pgs
Fees:13.00 Taxes:896.89
20130408-0034181

WARRANTY DEED

ARTRINNA D. MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,403.00.

Emily Pugh
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2013.

Artrinna D. Minnis
NOTARY PUBLIC

My commission expires: 7-7-2014

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debbie Tyler 2538 Miami Ave. Nashville, TN 37214	Same address as new owner	052 130 09700

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Two Thousand Four Hundred Three and 00/100 Dollars ($242,403.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MATTHEW S MARKINS AND KATHERYN M MARKINS**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DEBBIE TYLER**, unmarried, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Map showing subdivision of Part of Lot No. 7 in subdivision of the Robert Young Farm in Pennington's Bend of record in Book 547, page 123, Register's Office of Davidson county, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthew S. Markins and wife, Katheryn M. Markins, by Warranty Deed from Pennington Bend Group,LP, dated 10/31/2003, recorded 11/3/2003, of record in Instrument# 20031103-0160711, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is IMPROVED property located at 2538 Miami Avenue Nashville TN 37214

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 1st day of April, 2013.

Matthew S. Markins by Katheryn M. Markins, his attorney in fact.

MATTHEW S. MARKINS BY KATHERYN M. MARKINS, HIS ATTORNEY IN FACT

Katheryn M. Markins

KATHERYN M. MARKINS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public,Katheryn M. Markins, Individually and as Power of Attorney for Matthew S. Markins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1st day of April, 2013.

Artrinna D. Minnis

Notary Public

Artrinna D. Minns

Printed Notary Name

My commission expires: 7-7-2014

