{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{	{ Regions Bank d/b/a	}
{Shelby Cowman	{ Regions Mortgage	} Map and Parcel
{1003 2ND Street	{ 2050 Parkway Office Circle	}08203013100
{Nashville, TN 37207	{ Birmingham, AL 35244	}
{	{	}
{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Ste. 201, Nashville, Tennessee 37205.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Choice City Homes, LLC, a Tennessee limited liability company (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Shelby Cowman, an unmarried person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 11, Plan of W. T. Fitzpatrick's re-subdivision of Lots 15 to 22, and 10 feet of Lot No. 14, inclusive of the Benedict Land Company's Subdivision, as shown on plat of record in Plat Book 421, page 76, in the Register's Office, Davidson County, Tennessee.

Said Lot No. 11 fronts 40 feet on the easterly side of North 2nd Street and extends back between parallel lines 181 feet to an alley.

Being the same property conveyed to Choice city Homes, LLC by Special Warranty Deed from Cadence Bank, N.A. of record in Instrument Number 20120611-0050563, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 1003 2nd Street, Nashville, Tennessee 37207.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years for Davidson County, TN.
2. All matters shown on the plat of record in Plat Book 421, page 76, said Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130028414 DEEDWARR
Recvd: 04/08/13 13:58 3 pgs
Fees:18.00 Taxes:462.13
20130408-0034528

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $124,900.00.
(
(
(
(Subscribed and sworn to before me
(this 1st day of April, 2013.
(
(
(
(My Commission Expires: 10/18/16
(

Affiant

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind the maker, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 1st day of ~~June~~ APRIL, 2013.

CHOICE CITY HOMES, LLC

BY: Norma J. Crow, Owner Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Nancy D. Crow with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Chief Exec Manager for Choice City Homes, LLC, a Tennessee limited liability company and that he/she as Chief Exec Manager executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself/herself as Chief Exec Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this 15 day of April, 2013.

NOTARY PUBLIC

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013