BILL GARRETT, Davidson County
Trans:T20130045746 DEEDWARR
Recvd: 06/03/13 10:07 2 pgs
Fees:13.00 Taxes:414.40
20130603-0055455

THIS INSTRUMENT PREPARED BY:
James L. Grillot, Attorney
1215 Chatam Ridge Lane
Knoxville, TN 37932

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
4400 Harding Road, Suite 300
Nashville, TN 37205

Address New Owner(s)
Valarie S. Hancock
2120 Lebanon Pike, Apartment 69
Nashville, TN 37210

Send Tax Bills To:
Pinnacle Bank
150 3rd Avenue South, Ste. 900
Nashville, TN 37201

Map & Parcel Nos.:
095050B15100CO

WARRANTY DEED

THIS INDENTURE, made and entered into this 29 day of May, 2013, by and between **Micah Loney (formerly known as Micah Callaway) and Joseph Ryan Loney, wife and husband**, party of the first part, and **Valarie S. Hancock, an unmarried woman**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED TWELVE THOUSAND AND 00/100 DOLLARS ($112,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To wit:

Being Unit No. 69 on the Master Deed of Easthaven Townhomes of record in Instrument No. 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

This conveyance is made subject to the following:

(1) Any and all restrictions, conditions, and easements of record.
(2) Property is subject to all matters affecting said premises as contained in Plat of record in Instrument Number 20010806-0083543, Register's Office for Davidson County, Tennessee.
(3) Property is subject to Easthaven Townhomes, Master Deed of record in Instrument Number 20010806-0083543, amended in Instrument Number 20031007-0147961 and Instrument Number 20040419-0043570, and Charter of record in Instrument Number 20010806-0083542, amended in Instrument Number 20020709-0082356, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto including liens for assessments provided therein, easements and restrictions as contained therein.

Being the same property conveyed to Micah Callaway, unmarried woman, by Warranty Deed from Missy Renee Evans n/k/a Missy Renee Evans Barnes, married, dated October 28, 2010, and recorded in Instrument #20101104-0088440, in the Register's Office of Davidson County, Tennessee.

Micah Callaway has since married and is now known as Micah Loney.

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 said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Micah Loney

Joseph Ryan Loney

STATE OF ~~TENNESSEE~~ Kentucky, COUNTY OF Warren

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Micah Loney and Joseph Ryan Loney, wife and husband,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 29 day of May, 2013.

Notary Public

My commission expires: 08-08-2015

STATE OF TENNESSEE, COUNTY OF Davidson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$112,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 29 day of May, 2013.

Notary Public

My commission expires: 3/3/2014

PROPERTY ADDRESS:
2120 Lebanon Pike, Apartment 69
Nashville, TN 37210
CS187000887

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2014