THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20130046349 DEEDWARR
Recvd: 06/04/13 10:46 2 pgs
Fees:13.00 Taxes:863.95

20130604-0056212

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 233,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3 DAY June, 2013

Notary Public

MY COMMISSION EXPIRES: 1-4-16

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Paul Gatrell	Hometown Lenders, LLC.	MAP 103-02-D
5769 Maudina Aveune	2227 Drake Avenue; Suite 28	PARCEL 12
Nashville, TN 37209	Huntsville, AL 35805	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Robert J. Terry and Patrick W. Terry**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald Paul Gatrell, a single man**

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. 12 on the Plan of the Final Plat of Westland Square Subdivision, of record in Plat Instrument No. 20060425-0046951, as revised in Plat Instrument No. 20080305-0022004, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Robert J. Terry and Patrick W. Terry, as tenants in common by Special Warranty Deed from GreenBank, of record at Instrument No. 20110204-0010303, Register's Office for Davidson County, Tennessee, dated January 22, 2011 and recorded February 4, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5769 Maudina Aveune, Nashville, TN 37209.**

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 do 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 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 hand(S) this the 3rd day of June, 2013.

Patrick W. Terry

Robert J. Terry By Patrick W. Terry Attorney-in-Fact
Robert J. Terry by Patrick W. Terry, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patrick W. Terry** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of June, 2013.

My Commission expires 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patrick W. Terry** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that HE executed the within instrument on behalf of **Robert J. Terry**, as HIS Attorney in Fact, as the free act and deed of the within named **Robert J. Terry**.

Witness my hand and official seal this the 3rd day of June, 2013.

My Commission expires 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public