BILL GARRETT, Davidson County
Trans:T20130049480 DEEDWARR
Recvd: 06/12/13 15:40 2 pgs
Fees:13.00 Taxes:666.00
20130612-0060050

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Michelle R. Towns
4852 Myra Drive
Hermitage, TN 37076

SEND TAX BILL TO:
WB&T
1436 W. Main St.
Lebanon, TN 37087

MAP **087.09**
GROUP
PARCEL **0079.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Michael J. Nagurney, married, Amanda Marie Nagurney, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **Michelle R. Towns and Ralph D. Towns, wife and husband,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

The following described real estate situate, lying and being in the County Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of New Hope Estates, Phase One, of record in Plat Book 9700, Page 319, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Michael J. Nagurney, married and Amanda Marie Nagurney, Unmarried, by Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record as Instrument Number 20120118-0004771, Register's Office for Davidson County, Tennessee, dated January 13, 2012, and recorded on January 18, 2012.

This is improved property known as 4852 Myrna Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 9700, page 319, and encumbrances as may

be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 30th day of May, 2013.

Michael J Nagurney

Michael J. Nagurney

Amanda Marie Nagurney

Amanda Marie Nagurney

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Michael J. Nagurney and Amanda Marie Nagurney,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of May, 2013.

Carolyn M Christoffersen

NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 09/30/2013

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $180,000.00.

Michelle R. Goeres

AFFIANT

Subscribed and sworn to before me this the 30th day of May, 2013.

NOTARY PUBLIC

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires

My Commission Expires: JAN 04 2014