BILL GARRETT, Davidson County
Trans:T20130055454 DEEDWARR
Recvd: 07/01/13 09:36 2 pgs
Fees:13.00 Taxes:710.40

20130701-0067314

~~Re~~

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $192,000.00

B. Curley
Affiant

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

Subscribed and sworn to before me, this 28th day of June, 2013.

Annmarie Devine
Notary Public
My commission expires:

04-1305-54748

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Catherine Jane Lee	Wells Fargo Bank, N.A.	161-06-0-A-1046
~~Ashmore Drive~~ 6712 Walnut Hills Dr	1150 W. Washington St, 3rd	055.00-CO
~~Nashville TN 37211~~ Brentwood, TN 37027	Tempe, AZ 85281-1200	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael Joyce and wife, Annmarie Joyce, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Catherine Jane Lee, a single person, hereinafter called the Grantees, their successors 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 Unit No. 55, on the Plan of Oakhill Townhomes, Phase 2, Lot 2, as established by the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record in Instrument 20070911-0108866 as amended in Instrument 20080325-0030014, and as depicted on Exhibit A-1 thereto, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Michael Joyce and wife, Annmarie Joyce by deed from Centex Homes, a Nevada general partnership, dated May 18, 2009, recorded May 21, 2009, of record in Instrument No. 20090521-0046880, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1046 Ashmore Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28th day of June, 2013.

Michael Joyce

Annmarie Joyce

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Joyce and Annmarie Joyce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 28th day of June, 2013.

Notary Public

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires: 11-22-2014

Return to:
Realty Title
206 A Cool Springs Blvd #106
Franklin, TN 37067