BILL GARRETT, Davidson County
Trans:T20130069905 DEEDWARR
Recvd: 08/14/13 10:22 2 pgs
Fees:13.00 Taxes:725.20

20130814-0085248

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $196,000.00

Amanda Hood
Affiant

Subscribed and sworn to before me, this 9th day of August, 2013.

Notary Public
My commission expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

07-1307-85260

Address of New Owner:	Send Tax Bills to:	Tax Information
Daniel C. Colvin	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	141-06-0-C 095.00CO
4028 Stonybrook Drive Nashville TN 37221		

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, Mary E. Hallum, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Daniel C. Colvin, unmarried, 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 Lot No. 90 on the Plan of Riverbridge Community, Phase 1B, as of record in Instrument No. 20030709-0094605, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Mary E. Hallum, an unmarried woman, by deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, dated June 15, 2004, recorded June 23, 2004 in Instrument No. 20040623-0074276, 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 4028 Stonybrook Drive, Nashville, TN 37221

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 9 day of August, 2013.

Mary E. Hallum

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Franklin, TN, this 9th day of August, 2013.

Bonnie J. Curry
State of Tennessee at Large

My Commission expires: 11/23/14

