This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Paul William Vanstrum
1212 Littonwood Drive
Nashville, Tennessee 37216

SEND TAX BILL TO:
Owner

MORTGAGEE:
_____
_____
_____, _____ _____

MAP 61-8
GROUP
PARCEL 112.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Linda Lou Lomicka, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Paul William Vanstrum**, hereinafter called the GRANTEE, his 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. 39 on the Plan of Section Three, McGaughey Heights, of record in Plat Book 1835, page 120, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed from Barry Poole, unmarried to Lori Lynn Smith, unmarried, by deed dated February 27,2004, of record in Instrument No. 20040305-0025488, Register's Office, Davidson County, Tennessee, and the said Lori Lynn Smith having since died intestate, said property was inherited by her moher, Linda Lou Lomicka, as evidenced by an Affidavit of Heirship of record in Instrument No. 20130812-0084117, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

BILL GARRETT, Davidson County
Trans:T20130083225 DEEDWARR
Recvd: 09/26/13 10:55 3 pgs
Fees:18.00 Taxes:888.00
20130926-0101055

This is **improved** property known as **1212 Littonwood Drive, Nashville, Tennessee 37216.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **12th** day of **September, 2013.**

Linda Lou Lomicka by [signature] as attorney-in-fact

Linda Lou Lomicka, by Jeff Drott, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jeff Drott**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney in Fact for **Linda Lou Lomicka**, the bargainor, and as the Attorney in Fact, he executed the within Warranty Deed for the purposes therein contained by signing the name of **Linda Lou Komicka** as her free act and deed..

WITNESS my hand and official seal this 12th day of September, 2013.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $240,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of September, 2013.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY