BILL GARRETT, Davidson County
Trans:T20130094472 DEEDWARR
Recvd: 11/05/13 10:56 3 pgs
Fees:17.00 Taxes:0.00
20131105-0114715

THIS DOCUMENT PREPARED BY:	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).
HUNTER R. MOBLEY Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Jason H. Maynard 9 Lexington Green Nashville, TN 37215	SAME	131 01 0J 013.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, for the purpose of terminating a tenancy by the entirety between Nicole Gabrielle Romero Maynard, hereinafter called the Grantor, and the Grantor's spouse, Jason H. Maynard, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Jason H. Maynard, the Grantor, Nicole Gabrielle Romero Maynard, has bargained and sold, and by these presents does transfer and convey unto Jason H. Maynard, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to the real estate in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 1st day of November, 2013.

Nicole Gabrielle Romero Maynard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicole Gabrielle Romero Maynard, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of November, 2013.

My Commission Expires: 7/6/2015

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2015

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Lexington Green of record in Book 6900, page 198, corrected in Book 7501, page 786, amended in Book 7552, page 71, Register's Office for said County.

Said Lot No. 13, which is a corner lot, fronts 85.03 feet on the easterly margin of Lexington Green and fronts 67.53 feet on the southerly margin of Hobbs Road, said frontages being joined by a curve having a length of 39.24 feet, and extends back 110.09 feet on the easterly line and 92.50 feet on the southerly line to a point of intersection.

Being the same property conveyed to Jason H. Maynard and wife, Nicole R. Maynard, by deed from Jason Wendel of record as Instrument No. 20110907-0069411, Register's Office for Davidson County, Tennessee.

Nicole Gabrielle Romero Maynard and Nicole R. Maynard are one and the same person.

This is improved property known as 9 Lexington Green, Nashville, TN 37215.