BILL GARRETT, Davidson County
Trans:T20140058996 DEEDWARR
Recvd: 08/12/14 10:41 2 pgs
Fees:13.00 Taxes:555.00

20140812-0072609

WARRANTY DEED

ET-14-3329

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF August, 2014.

Notary Public

MY COMMISSION EXPIRES: SEP 2 0 2016
(AFFIX SEAL)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Mary D. Fears	First Community Mortgage, Inc.	
1110 Joseph Avenue	(NAME) 275 Robert Rose Drive	082-03-35.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES D. VANNOY AND WIFE, MARION VANNOY, AS TENANTS BY THE ENTIRETY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY D. FEARS, AN UNMARRIED PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 59, SHARPE & HORN'S 2ND SUBDIVISION OF LINDSLEY PROPERTY, as shown on plat of record in Plat Book 161, Page 53, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to J. Daniel Vannoy and wife, Marion A. Vannoy, as tenants by the entirety by Warranty Deed from Jeffrey L. Hale and wife, Mary Lou Hale, recorded on the 4th day of July, 2001 in Instrument No. 20010704-0071450, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1110 Joseph Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 7th day of August, 2014.

James D. Vannoy

Marion Vannoy

STATE OF Tennessee

COUNTY OF Wilson

On this the 7th day of August, 2014, before me personally appeared James D. Vannoy and wife, Marion Vannoy, as tenants by the entirety to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of August, 2014.

Beverly J. Heatherly

Notary Public

My Commission Expires: 10-05-15

(SEAL)

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520