Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $176,000.00

Deanna Stagner
Affiant

Subscribed and sworn to before me this 29th day of June, 2007.

Priscilla C. Urbanek
Notary Public
My commission expires: May 24, 2010

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

| Address of New Owner: | Send Tax Bills to: | Tax-Information |
|---|---|---|
| Kyla Brooke Achard<br>1502 Douglas Avenue<br>Nashville TN 37206 | Countrywide<br>d/b/a America's Wholesale Lender<br>4500 Park Granada<br>MSN #SV6-314 Calabasas, CA 91302-1613 | 83-02-0-212 |

## 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, **Robertson Rentals, LLC**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Kyla Brooke Achard**, 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. 80 on the Plan of Dr. E.T. Brown's Subdivision of Lots 21-26, Brownsville Addition, of record in Book 332, Page 91, said Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robertson Rentals, LLC by deed from Martha L. Coleman and LeTonya N. Coleman, dated February 2, 2007, recorded February 12, 2007, of record in Instrument No. 20070212-0017825, 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 1502 Douglas Avenue, Nashville, TN 37206

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. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind itself, its 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 29th day of June, 2007.

Robertson Rentals, LLC

By: Joseph Robertson
Joseph Robertson
its Member

RYAN JOSEPH GOOD STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

Davidson County DEEDWARR
Recvd: 07/06/07 15:24 2 pgs
Fees:13.00 Taxes:651.20

20070706-0081059

State Of Tennessee
County Of ~~Davidson~~ Putnam

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Robertson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of Robertson Rentals, LLC, the within named bargainor, and that he is authorized by Robertson Rentals, LLC to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 29th day of June, 2007.

~~Diane K. Mann~~
State of Tennessee at Large

My Commission expires ~~02/22/09~~
3/23/09

