This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga [illegible] Company
155 Frankl[illegible]
Brentwo[illegible] 120

ADDRESS NEW OWNER:
Bradley Hood
911 Cleves Street
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

MAP 44-15
GROUP
PARCEL 172

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Heather Rebecca Garland, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Bradley Keith Hood and wife, Denise Ann Hood**, hereinafter called the GRANTEES, their 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. 245, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948, of record in Book 1424, page 68, Register's Office, Davidson County, Tennessee; located on the northeast corner of the intersection of Cleves and Tenth Streets, containing 0.13 acres, more or less; said premises being further known and designated as 911 Cleves Street, Old Hickory, Tennessee.

Being the same property conveyed to Heather Rebecca Garland, unmarried by deed from Shannon J. Maddox, unmarried of record in Instrument no. 20021111-0138961, Register's Office for Davidson County, Tennessee.

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 2007 and subsequent years.

This is **improved** property known as **911 Cleves Street, Old Hickory, Tennessee 37138.**

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 and assigns , forever, and, GRANTOR does covenants with the said GRANTEES 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 GRANTEES, and 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.

Davidson County DEEDWARR
Recvd: 07/24/07 13:47 2 pgs
Fees:13.00 Taxes:540.20
20070724-0087866

WITNESS my hand this the **20th** day of **July, 2007.**

Heather Rebecca Garland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Heather Rebecca Garland, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20th day of July, 2007.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $146,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of July, 2007.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009