Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
07-1974

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of August, 2007.

Notary Public

Commission Expiration: 6-26-11

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

ADDRESS OF NEW OWNER:
Chelsea Pennell
120 East Fairview Drive
Nashville, TN 37218

SEND TAX BILLS TO:
Chelsea Pennell
120 East Fairview Drive
Nashville, TN 37218

MAP-PARCEL:
06904016200

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Wade McMillian, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chelsea Pennell, unmarried

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:

Lot 95, Haynes Park, Section 2 Subdivision, as shown in Plat Book of record at Plat Book 4460, page 51, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Artra David McNeil and wife, Beverly Ann McNeil on 01/27/1988, by deed from Joe L. Wall and wife, Deborah Wall and Mike Suggs and wife, Nona Suggs, filed for record on 01/29/1988, in Book 7458, page 956 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Citifinancial Mortgage Company, Inc. on 08/08/2006, by deed from E. Franklin Childress Jr., Blair B. Evans and K. David Waddell, as Substitute Trustee, filed for record on 08/17/2006, in Instrument Number 20060817-0101243, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wade McMillian on 12/05/2006, by deed from CitiMortgage, Inc., filed for record on 01/11/2007, in Instrument Number 20070111-0004870, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **120 East Fairview Drive Nashville, TN 37218**

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 we do covenant with the said GRANTEES 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 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 31st day of August, 2007.

Wade McMillian

Davidson County DEEDWARR
Recvd: 09/05/07 11:24 3 pgs
Fees:18.00 Taxes:481.00
20070905-0106518

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wade McMillian**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 31 day of August, 2007.

Notary Public

GREGORY D. VADNER
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

Commission Expiration: 6-26-11

Certificate of Authenticity

I, Tracy Hobby, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Quenn Cavnar, a notary public for this county and state, Tracy Hobby who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/2/11.

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.