Davidson County DEEDWARR
Recvd: 12/19/07 12:51 2 pgs
Fees:13.00 Taxes:1119.25

20071219-0145642

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $302,500.00
Affiant
Subscribed and sworn to before me
This 17th day of December, 2007
Notary exp: 1-30-2009

Lauren M Rickels
STATE OF TN NOTARY PUBLIC
Williamson County

Address of new owners:	Send tax bills to:	Map & Parcel:
Ivan Nathan Followill	SunTrust Mortgage, Inc.	103-03-0-074.00
5107 Idaho Avenue	PO Box 57028	
Nashville, TN 37209	Irvine, CA 92619-7028	

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Jessica M. Sgarlata, Unmarried and Robert E. Sgarlata, Married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ivan Nathan Followill, Unmarried** hereinafter called the Grantee, his 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 parts of Lots 23 and 24, on the Plan of Realty Savings Bank and Trust Co.'s Revised Plan of West Extension of Charlotte Park Company's 1st Addition, as shown on plat of record in Plat Book 421, page 18, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said parts of said lots adjoin and fron together 50 feet on the south side of Idaho Avenue and run back between parallel lines parallel to and 240 feet west of the west margin of 51st Avenue North 160 feet to a dead line.

Being the same property conveyed to Jessica M. Sgarlata and Robert E. Sgarlata by deed from Steven B. Hicks, and wife, Donna L. Hicks of record as Instrument No. 20060605-0065692 dated May 15, 2006 in the Registers Office for Davidson County, Tennessee. Jessica M. Sgarlata and Robert E. Sgarlata being one and the same people as Jessica Sgarlata and Robert Sgarlata.

The 2007 County property taxes have been prorated between the two parties.

All matters shown on Plat recorded in Book 421, Page 18.

Upon oath, Robert E. Sgarlata hereby warrant, covenant and certify that the afore described real property is not his homestead as defined by statue.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

X The property is improved with an address of: **5107 Idaho Avenue Nashville, TN 37209**

OR The property is unimproved.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE that he is 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 he does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 17 day of December, 2007.

Jessica Sgarlata — Robert Sgarlata by Jessica Sgarlata attorney in fact

Jessica M. Sgarlata — Robert E. Sgarlata

STATE of Tennessee
COUNTY of Davidson

Personally Appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Jessica M. Sgarlata**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and the said, **Jessica M. Sgarlata** to me known to be the person who executed the foregoing instrument in behalf of **Robert E. Sgarlata**, acknowledged that she executed the same as the free act and deed of said **Robert E. Sgarlata**, and for the purposes therein contained by virtue of a Power of Attorney duly executed by the said **Robert E. Sgarlata**, and appearing of record as instrument no. 20071219-0141516 41, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal on this the 17 day of December, 2007.

Tabatha Edwards
Notary Public

My commission expires: _____

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: November 7, 2011