File No. 280200267

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2008.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 7/25/09

BOX 13
14022

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/17/08 11:46 2 pgs
Fees:13.00 Taxes:1091.50
20080317-0026540

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Smith	~~New Owner~~ Fifth Third Mortgage Company	
(NAME)	(NAME)	
4021 Westlawn Drive	5050 Kingsley Drive	103-08-0-294.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Cincinnati OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Granby Partners, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian Smith, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*unmarried

LAND in Davidson County, Tennessee, BEING Lot No 2 on the Plan of Resubdivision of part of Lot 332 on Plan of Richland Realty Co's West Lawn Subdivision of record in Instrument Number 20020712-0084138, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Granby Partners,LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated 11/28/2007 from Rebecca Ruth Berry Scott formerly known as Rebecca Ruth Berry, Married of record in Instrument No. 20071205-0140887, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4021 Westlawn Drive, Nashville, TN 37209
(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), HIS 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), HIS 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 our hands this 28th day of February, 2008.

Granby Partners,LLC

By:
Donald R. Barrett, Jr., Authorized Officer

STATE OF TENNESSEE

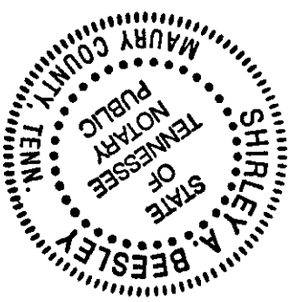
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for county and state, the within named David R. Barrett, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Authorized Officer of Granby Partners, LLC., a Tennessee Limited Liability Company, and that he is authorized by Granby Partners, LLC. to execute this instrument on its behalf.

Witness my hand at office this 8th day of February, 2008.

Commission expires: 4/20/2009

Shirley A. Beesley
Notary Public



File Number: 280200267

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064