Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #08-1124

Davidson County DEEDWARR
Recvd: 04/08/08 13:27 2 pgs
Fees:13.00 Taxes:832.50
20080408-0035539

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Jessica L. Burgess, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Shana Brogden, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Lot 74, East Edgefield Addition to Nashville, as shown on plat of record in Plat Book 21, Page 147, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jessica L. Burgess by deed from James F. Chimento, Jr. dated May 28, 2004 of record in Instrument No. 20040610-0068955, Register's Office for Davidson County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1213 Fatherland Street, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 4th day of April, 2008.

Jessica L. Burgess

Jessica L. Burgess

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

State of Tennessee)
County of Davidson)

On this 4th day of April, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jessica L. Burgess , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 225,000.00.

Jessica L. Burgess
Affiant

Sworn and subscribed before me on this the 4th day of April, 2008.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Shana Brogden
1213 Fatherland Street
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
83-13-49