Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 04/14/08 16:08 1 pg:
Fees:13.00 Taxes:831.76

20080414-0037850

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,800.00.

Cecilia Gay Dosh
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2008.

Rebekah J. Simmons
Notary Public

(Affix Seal)

My Commission Expires: 3-20-2010

REBEKAH J. SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Preparer's File #-08C0249

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David Gilmore and Jessie Gilmore 1109 Sunnymeade Drive Nashville, Tennessee 37216	Wells Fargo Home Mortgage PO Box 11701 Newark, NJ 07101-4701	061-15-O-158.00

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 consideration, the receipt of which is hereby acknowledged, I/we, AARON FORTNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DAVID GILMORE AND WIFE, JESSIE GILMORE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Resubdivision of Sunnymeade, Block "B", of record in Book 974, pages 56 & 57, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

Being the same property conveyed to U.S. Bank National Association, as Trustee, by Substitute Trustee's Deed, from Priority Services of Ten, LLC as Substitute Trustee, of record in Instrument No. 20061211-0152478, dated 11/9/2006, and being the same property further conveyed to W. Aaron Fortner by deed of record in Instrument No. 20070522-0061055, filed on 05-22-07, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.
PROPERTY IS NOT PRINCIPAL RESIDENCE OF GRANTOR.

( ) unimproved
This is (X) improved property known as **1109 Sunnymeade Drive, Nashville, Tennessee 37216**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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/our hand(s) this **31st** day of **March**, **2008**:

Aaron Fortner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AARON FORTNER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal this 31st day of March, 2008.

Notary Public

My Commission Expires: 6/29/2010

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON