Davidson County DEEDWARR
Recvd: 05/01/08 14:53 3 pgs
Fees:18.00 Taxes:295.63
20080501-0044694

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of April, 2008, by and between DEBORAH HILL, F/K/A DEBORAH JOHNS, UNMARRIED, hereinafter called Grantor, and GLENDA MOTTERN, A SINGLE PERSON, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, DEBORAH HILL, F/K/A DEBORAH JOHNS, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto GLENDA MOTTERN, SINGLE PERSON, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1406 BAIN DRIVE, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER:

Deborah Hill

DEBORAH HILL, F/K/A DEBORAH JOHNS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, DEBORAH HILL, F/K/A DEBORAH JOHNS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, on this the 29th day of April, 2008.

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

GLENDA MOTTERN

Property Address:

1406 BAIN DRIVE, MADISON, TENNESSEE 37115

Person Responsible for Taxes:

Suntrust Mortgage, Inc.

401 Commerce Street, Ste. 6100

Nashville, TN 37219

Map & Parcel #: MAP 34.14, PARCEL 65.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$79900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 29th day of **April, 2008.**

Notary Public

My Commission Expires: March 10, 2012

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

08-8130

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 50 on the Plan of Stanley Heights Subdivision, as of record in Book 3300, page 74, said Register's Office, described as follows:

SAID Lot No. 50 fronts 60 feet on the southerly margin of Bain Drive and extends back between lines 120 feet to a dead line measuring 64.3 feet thereon.

Being the same property conveyed to Marjorie Ann Timmons, unmarried, by Warranty Deed from Mary Jane McNurlan, unmarried, of record in Book 5233, page 564, Register's Office for Davidson County, Tennessee. Marjorie Ann Timmons subsequently married Charles Dillard and Became Marjorie Ann Dillard. Marjorie Ann Dillard died on October 2, 2005, married and testate, and by her Last Will and Testament, filed in the Probate Court for Davidson County, Tennessee, Docket No. 07P-1932, and of record in Instrument No. 20071228-0148404, said Register's Office, a life estate was devised unto her surviving husband, Charles Dillard. Charles Dillard died on October 6, 2007 and said life estate terminated and said property was devised unto Deborah Johns, now Deborah Hill, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 34.14, PARCEL 65.00).
2. All matters as set forth on the Plan of Stanley Heights of record in Plat Book 3300, page 74, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

I, Janel McAlister, 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.

Janel McAlister

State of Tennessee
County of Davidson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary Public

My Commission Expires: March 10, 2012

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE