THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1700

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/12/08 15:06 2 pg:
Fees:13.00 Taxes:723.35

20080612-0060844

Property Address: 5406 Oakmont Circle, Nashville, TN 37209

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Cara Hudson, unmarried**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Reid ~~XXXX~~ Garrett,** & wife, Kathleen Patricia Smith hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County Tennessee being Lot No 31 on the Plan of Section One Richland Meadows of record in Book 2083, Page 40 Register's office for said County to which Plan reference is hereby made for a more complete description thereof.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from Peter Castro and Spouse Amy Castro, dated June 9, 2006, and recorded June 13, 2006, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20060613-0070347.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $195,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 10th day of June, 2008.

X _____ {Seal}
Cara Hudson

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 10th day of June, 2008, before me the undersigned officer, personally appeared Cara Hudson, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

_____
Notary Public

My Commission expires: 1-23-2011

Grantee's Name, Address, ~~Phone:~~
Reid Garrett
5406 Oakmont Circle
Nashville, TN 37209

Map and Parcel No: 103-07-0-050.00

SEND TAX STATEMENTS TO:
NEW OWNER

STATE OF: TENNESSEE
COUNTY OF:DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $195,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

Subscribed and sworn to before me this 10 day of June, 2008.

_____
Notary Public
My Commission expires: _____

MY COMMISSION EXPIRES NOV 22 2010

Katie Rosenthal
State of Tennessee
Notary Public
County of Sumner