THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27989-08-2008** **Record & Return To:** **Smith Sholar Associates, PLLC** **846 Conference Drive, Suite 4** **Goodlettsville, TN 37072**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $322,500.00. Affiant Subscribed and sworn to before me this 25th day of September, 2008. Notary Public My Commission Expires: 9/26/11

WARRANTY DEED

Address New Owner: Jonathan H. Giffin, Amanda E. Giffin 5417 San Marcos Drive Nashville, TN 37220	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: ~~160080066.00~~ 160-8-60

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark A. Garman and wife, Shari F. Garman**, ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Jonathan H. Giffin and Amanda E. Giffin** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. *husband and wife

This is improved property located at 5417 San Marcos Drive, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of September, 2008.

Mark A. Garman

Shari F. Garman

Davidson County DEEDWARR
Recvd: 10/09/08 09:42 2 pgs
Fees:13.00 Taxes:1193.25
20081009-0102363

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mark A. Garman and Shari F. Garman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2008.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Hillview Estates as of record in Plat Book 3600, page 89, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Mark A. Garman and wife, Shari F. Garman by deed dated November 3, 2006 from Patti S. Clark and Rhonda K. Willis, both unmarried of record in Instrument No. 20061109-0139672, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Book 3836, page 719, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7535, page 994, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 3600, page 89, Register's Office for Davidson County, Tennessee.