THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28076-09-2008** **Record & Return To:** **West End Title and Escrow** **One Burton Hills Blvd, Suite 330** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $129,900.00. Affiant Subscribed and sworn to before me this 14th day of October, 2008. Notary Public My Commission Expires:

GEORGE F. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Todd Latia 2406 Milton Drive Nashville, TN 37216	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 073-01-0-181.00

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, **Jessie McKirdy, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Todd Latia** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2406 Milton Drive, Nashville, TN 37216.

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 14th day of October, 2008.

Jessie McKirdy

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jessie McKirdy**, 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 office, this 14th day of October, 2008.

Notary Public

My Commission Expires:

GEORGE F. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

Davidson County DEEDWARR
Recvd: 10/27/08 09:21 2 pgs
Fees:13.00 Taxes:480.63

20081027-0106885

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Highland View, as of record in Plat Book 1424, page 39, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jessie McKirdy, a single woman by Warranty Deed dated September 14, 2001 from Darlene C. Sanders of record in Instrument No. 20010920-0101797, 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. All matters appearing on the Plan of record as Book 1424, page 39, Register's Office for Davidson County, Tennessee.