WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $305,000.00.

Donna Vallely
Affiant

Subscribed and sworn to me on December 2, 2008.

NOTARY PUBLIC

9.17.2011

JULIA A. HALL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Davidson County DEEDWARR
Recvd: 02/04/09 13:03 2 pgs
Fees:13.00 Taxes:1128.50

20090204-0009575

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23689SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Donna Vallely Joseph Vallely 209 Spring Ridge Court Nashville, TN 37221	SunTrust 401 Commerce St. Ste 1000 Nashville, TN 37219	155-15-042

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kimberly Ann Pettit, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Donna Vallely and husband Joseph Vallely, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of the First Revision of McCrory Heights, of record in Plat Book 9700, page 162, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kimberly Ann Pettit, by Deed from Jeffrey Alan Pettit, of record as Instrument No. 20080117-0005577, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 9700, page 162, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 209 Spring Ridge Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands on December 2, 2008.

Kimberly Ann Pettit

Kimberly Ann Pettit

By: Todd A. Bricker, Attorney in fact

Todd A. Bricker, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd A. Bricker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Kimberly Ann Pettit, as her Attorney in Fact, as the free act and deed of the within named Kimberly Ann Pettit.

Witness my hand and official seal this 2nd day of December 2008.

June E. Rowell

NOTARY PUBLIC

My Commission Expires:



NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE