THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-1988

BILL GARRETT, Davidson County
Trans:T20090024497 DEEDWARR
Recvd: 04/14/09 11:34 2 pgs
Fees:13.00 Taxes:614.20
20090414-0033616

Property Address: 414 Weaver Drive, Nashville, TN 37217

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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, **Sabrina L. Posey**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Megan Hull, unmarried** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County Tennessee being Lot no 10 on the Plan of Seven Oaks Section 1 of record in Plat Book 1835, page 132, Register's office for said County Tennessee to which reference is hereby made for a more complete description.
Being the same property conveyed to Sabrina L. Posey by warranty deed from Ronald L. Rogers and wife Carolyn F. Rogers of record in Book 11040, page 269, dated July 27, 1998, and recorded July 9, 1998.
This improved property is also known as 414 Weaver Drive Nashville, TN 37127.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

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 Ronald L. Rogers and wife Carolyn F. Rogers, dated July 27, 1998, and recorded July 29, 1998, in the Register of Deeds for the County of Davidson, in Book 11040, at Page 269.

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 2009 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 $166,000.00 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 9th day of April, 2009.

Sabrina L Posey {Seal}
Sabrina L. Posey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9th day of April, 2009, before me the undersigned officer, personally appeared Sabrina L. Posey, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he executed same as his free act and deed.

DAVID ROE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission expires: 9.19.09

Grantor's Name, Address, Phone:
Sabrina L. Posey

Grantee's Name, Address, Phone:
Megan Hull
414 Seneca Drive
Nashville, TN 37217

SEND TAX STATEMENTS TO THE GRANTEE.

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 $166,000.00 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 9 day of April 2009

Notary Public
My Commission expires: 1-23-2011

Address of New Owners &
Person or Agency responsible for taxes:
Megan Hull
414 Beaver Drive
Nashville, TN 37217

Map/Parcel ID: 120-10-0-077.00

SPENCER R. TAL OTT NOTARY PUBLIC AT LARGE DAVIDSON CO