Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Megan Pulley
Affiant

Subscribed and sworn to before me, this 13th day of April, 2009.

Lori Buie
Notary Public
My commission expires: 9/19/11

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20090025649 DEEDWARR
Recvd: 04/17/09 15:19 2 pgs
Fees:13.00 Taxes:518.00
20090417-0035200

Address of New Owner:	Send Tax Bills to:	Tax Information
Daniel Webb 327 Bonnahurst Court Hermitage, TN 37076	NEW OWNER	07408015400

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cruz Edwin Santos and wife, Alma Rosa Santos,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Daniel Webb, unmarried, and Lisa G. Smith, unmarried, as joint tenants with the right of survivorship**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING Lot 748, PLAN OF HERMITAGE HILLS, SECTION 7, as shown on plat of record in Plat Book 3300, Page 62 and 63, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cruz Edwin Santos and wife, Alma Rosa Santos, by Warranty Deed from Wade R. Fleming recorded February 13, 2006 in Instrument No. 20060213-0016921, in the Register's Office, Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 327 Bonnahurst Court, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 6th day of April, 2009.

Cruz Edwin Santos

Alma Rosa Santos

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cruz Edwin Santos and Alma Rosa Santos,** the bargainor(s), 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 and official seal at Franklin, Tennessee, this the 6th day of April, 2009.

Notary Public

My Commission expires: _____

FILE NO: 2009031174

DANIELLE GRIGG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010