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. 09-1985

BILL GARRETT, Davidson County
Trans:T20090026351 DEEDWARR
Recvd: 04/21/09 16:05 2 pgs
Fees:13.00 Taxes:462.50
20090421-0036265

Property Address: 1416 Sumner Ave, Nashville, TN 37206

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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, **Melissa Dasilva**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Bryant Haskell, as Sole Owner, his personal representatives and assigns** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

BEING the westerly 45.0 Feet of Lot NO. 36 on the map of the subdivision of part of the Weakley Home place as of record in Book 421, Page 36 Register's Office for Davidson County, Tennessee

Said Part of Lot No. 36 fronts 45.0 feet on the southerly side of Sumner Avenue and runs back between parallel lines 150.0 feet to an alley.

BEING THE SAME property conveyed to Melissa DaSilva from Robert F. Farabaugh dated the 3rd day of April, 2006 and filed of record April 6th, 2006 in Instrument Number 20060406-0039571, said Register for Davidson County, Tennessee.

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.

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 *~~$130,000.00~~ which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

X

*$125,000.00

WITNESS Grantor's hand this 20th day of April, 2009.

_____{Seal}
Melissa Dasilva

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 20th day of April, 2009, before me the undersigned officer, personally appeared Melissa Dasilva, 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.

SPENCER R. TALBOT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

_____
Notary Public
My Commission expires: 1-23-2011

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 $125,000.00 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 20th day of April, 2009.

_____
Notary Public
My Commission expires: 3/21/11

Person or Agency responsible for taxes: New Owner

Matthew Bryant Haskell C/O Pinnacle National Bank
Map/Parcel ID: 83-5-341
211 Commerce Street
Suite 300, Commerce Center
Nashville, TN 37201

PENNY ALLISON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY