THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28651-04-2009** **Record & Return To:** **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue, Suite 140** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $199,000.00. Affiant Subscribed and sworn to before me this 27th day of April, 2009. Notary Public My Commission Expires: 07/25/09

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Amanda E. Hardesty, Jeremy W. Allen 6445 Charlotte Road Circle Nashville, TN 37209	New Owner	Map and Parcel No.: 10208000600

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, **Suzanne M. Ravgiala and Brian G. Lowery, as joint tenants with right of survivorship**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda E. Hardesty and Jeremy W. Allen** ("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 6445 Charlotte Road Circle, Nashville, TN 37209

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 27th day of April, 2009.

Suzanne M. Ravgiala

Brian G. Lowery

BILL GARRETT, Davidson County
Trans:T20090028093 DEEDWARR
Recvd: 04/29/09 12:58 2 pgs
Fees:13.00 Taxes:736.30
20090429-0038783

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Suzanne M. Ravgiala and Brian G. Lowery**, 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, at office, this 27th day of April, 2009.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Horton Heights, Section I, as of record in Plat Book 2133, page 28, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Suzanne M. Ravgiala and Brian G. Lowery, as joint tenants with right of survivorship by Deed dated October 28, 1999 from Ann B. Rainey, a widow of record in Book 11722, page 252, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2009, a lien, but not yet due and payable. Map and Parcel No. 10208000600.

2. All matters appearing on the Plan of record as Book 2133, page 28, Register's Office for Davidson County, Tennessee.