07

Realty Title

Return to and
Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $259,000.00

Affiant

Subscribed and sworn to before me, this 17th day of April, 2009.

Notary Public
My commission expires: 11/07/12

07-0903-83872

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Antonio Compton 1211 A 5th Avenue North Nashville TN 37208	Fifth Third Mortgage Co. 5050 Kingsley Dr. MD 1MOB2X Cincinnati, OH 45263	082-09-0-C-002.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Randall Owen Ratliff**, unmarried hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Antonio Compton, unmarried hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Unit No. 1211-A, on the Plan of Germantown Court Condominiums, as established by and shown as an exhibit to the Master Deed and By-Laws of record in Instrument No. 20031006-0147481; amended in Instrument No. 20050406-0037816; and further amended in Instrument No. 20060525-0061623, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Randall Owen Ratliff, an unmarried man by deed from Germantown Partners, LLC, dated August 23, 2004, recorded September 3, 2004, of record in Instrument No. 20040903-0107042, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **1211 A 5th Avenue North, Nashville, TN 37208.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20090028426 DEEDWARR
Recvd: 04/30/09 11:58 2 pgs
Fees:13.00 Taxes:958.30
20090430-0039340

WITNESS my hand this 17th day of April, 2009.

Randall Owen Ratliff

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Randall Owen Ratliff, 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 for the purposes therein contained.

Witness my hand in Franklin, TN, this 17th day of April, 2009.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 11/07/12

