THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Heritage Title Services, LLC

8115 Isabella Lane
Suite 5

Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090034792 DEEDWARR
Recvd: 05/27/09 13:29 2 pgs
Fees:13.00 Taxes:547.60
20090527-0048549

Address New Owner(s)
Megan Webb
707 Fox Ridge Drive
Brentwood, Tennessee 37027

Send Tax Bills To:
Bank of America
3011 Armory Drive, Suite 120
Nashville, TN 37204

Map & Parcel Nos.:
160140C00700C0

WARRANTY DEED

THIS INDENTURE, made and entered into this **22nd day of May, 2009**, by and between **Seth Child and wife,Carissa Child**, party of the first part, and **Megan Webb, an unmarried woman**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED FORTY EIGHT THOUSAND AND 00/100 DOLLARS ($148,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Brentwood, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, Unit No 707, on the Plan of Brentwood Trace Condominiums, Section II, of record in Book 5200, pages 376 & 377, 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 Seth Child and Carissa Child from David C Storie, married, joined by his wife, Nanette L Storie by deed dated January 20, 2006, of record in Instr No 20060125-0009512 in the records for Davidson County, TN.

This conveyence is subject to all restictions, easements and planning documents of record, and current years taxes and subsequent years, a lien not yet due and payable.
TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Seth Child

Carissa Child

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Seth Child and Carissa Child** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **22 day of May, 2009**.

My commission expires: 5/2/2011

Keri Duncan
Notary Public

Keri Duncan State of Tennessee Notary Public Davidson County

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$148,000.00**, 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 **22nd day of May, 2009**.

Keri Duncan
Notary Public

Keri Duncan State of Tennessee Notary Public Davidson County

PROPERTY ADDRESS:
707 Fox Ridge Drive
Brentwood, TN 37027