WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,200.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/3/12
(AFFIX SEAL)

ADAM L. [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

G-VRE-09-123

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deseriee D. Hayes	SunTrust Mortgage, Inc.	
123 Academy Square (ADDRESS)	401 Commerce St # 6100 (NAME) (ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	93-11-A-123-00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICHARD DAN GARANT AND WIFE, SUSAN SLATEN GARANT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DESERIEE D. HAYES, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 123, ACADEMY SQUARE, REVISED, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 164, 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 RICHARD DAN GARANT AND WIFE, SUSAN SLATEN GARANT BY WARRANTY DEED FROM THAD COMBS AND WIFE, MARISA COMBS RECORDED JULY 24, 2002 IN INSTRUMENT NO. 20020724-0088708, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 5200, PAGE 614; BOOK 6117, PAGE 681; BOOK 6222, PAGE 873; BOOK 9520, PAGE 748; BOOK 6125, PAGE 384; BOOK 6117, PAGE 700; AND INSTRUMENT NUMBERS 20070601-0065419; 20080130-0009636; 20090324-0026484; AND 20090409-0032557, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 123 Academy Square, Nashville, Tennessee 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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, and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

BILL GARRETT, Davidson County
Trans:T20090041225 DEEDWARR
Recvd: 06/19/09 14:55 2 pgs
Fees:13.00 Taxes:478.04
20090619-0057492

Witness my/our hand(s) this 12th day of June, 2009.

Richard Dan Garant

Susan Slaten Garant

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Dan Garant and Susan Slaten Garant, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of June, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903