This Instrument Prepared By:

Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
6090381

Send Tax Bills To:
SunTrust Mortgage, Inc.
401 Commerce Street, Ste. 6100
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20090043171 DEEDWARR
Recvd: 06/29/09 10:48 2 pgs
Fees:13.00 Taxes:469.53
20090629-0060095

New Owner is:
Kelly E. Leader
2032 Shaylin Loop
Antioch, TN 37013

MAP: 173-05-0A

PARCEL: 70.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Kimberly C. Jones and Jonathan Bradley Jones**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kelly E. Leader, an unmarried woman** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in County, State of Tennessee, more particularly described as follows, to-wit:

Being all of Lot No. 70 (Seventy) on the Plan of Barnes Crossing, a Planned Unit Development, according to plat and survey as shown on Exhibit A of the Master Deed of record in Instrument Number 20050721-0084791, re-recorded in Instrument Number 20050805-0092480; amended in Instrument Number 20051114-0136938 and Instrument Number 20071227-0147998; of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Kimberly C. Jones, married, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated 7/27/07 and recorded 7/31/07 in Instrument Number 20070731-0090946; and part of the same property previously conveyed to Ole South Properties, Inc., a Tennessee Corporation, by Warranty Deed from Barnes Crossing, LLC, a Tennessee Limited Liability Company, dated 2/21/07 and recorded 2/22/07 in Instrument Number 20070222-0021942, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: 2032 Shaylin Loop, Antioch, TN 37013

KCJ by MG Attorney In Fact
JBJ by MG Attorney In Fact
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of June, 2009.

GRANTOR:
Kimberly C Jones by
Michelle Glass Attorney In Fact

Kimberly C. Jones by Michelle Glass, Attorney-in-Fact

Jonathan Bradley Jones by
Michelle Glass Attorney In Fact

Jonathan Bradley Jones by Michelle Glass, Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF WILIIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Michelle Glass** , with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Kimberly C. Jones and Jonathan Bradley Jones,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Record Book *, Page _____ and in Book 404, Page_____, of the said Register's Office of County, Tennessee.

Witness my hand and seal on this the 26th day of June, 2009.

Notary Public

My Commission Expires: 9-26-09

TAHIRA J. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 26, 2009

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **SELLER NAME**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26th day of June, 2009.

Notary Public

My Commission Expires: 9-26-09

*200906290060093
**200906290060094

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $126,900.00.

Affiant

SWORN TO and subscribed before me this 26th day of June, 2009.

NOTARY PUBLIC
My commission expires: 9-26-09

TAHIRA J. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 26, 2009