This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW09567

BILL GARRETT, Davidson County
Trans:T20090043940 DEEDWARR
Recvd: 07/01/09 09:05 2 pgs
Fees:13.00 Taxes:714.10
20090701-0061176

Send Tax Bills To:
SunTrust Mortgage, Inc.
P.O. Box 2619
Richmond, VA 23260- 6149

New Owner is:
Jared Rankin
6765 Autumn Oaks Drive
Brentwood, TN 37027

Map & Parcel: 181-10-0A-042.00

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, **Michael S. Carmody and wife, Bonnie K. Carmody**, hereinafter referred to as Grantors have bargained and sold, and by these presents do transfer and convey unto the said **Jared Rankin and wife, Angela Rankin**, hereinafter referred to as Grantees, their heirs and assigns, certain tracts or parcels of land in **Williamson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 203 on the First Revision of the Final Plat of Phase Two, Autumn Oaks Subdivision, of record in Book 11700, pages 64 & 65, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael S. Carmody and wife, Bonnie K. Carmody, by Warranty Deed from Genevieve C. Zottola, an unmarried person, dated 2-13-09 and recorded 2-13-09 in Instrument No. 20090213-0012816, in the Register's Office of Davidson County, Tennessee.

Property Address: **6765 Autumn Oaks Drive, Brentwood, TN 37027**

MSC BKC
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 Grantees, their heirs and assigns, forever.

The Grantors do covenant with the said Grantees that the Grantors are 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 Grantees.

The Grantors do 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 Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

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

GRANTOR(S):

MICHAEL S. CARMODY

BONNIE K. CARMODY

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Michael S. Carmody and Bonnie K. Carmody**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they 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: 12/23/12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$193,000.00**.

AFFIANT

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

NOTARY PUBLIC
My commission expires: 12/23/12