WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-CRYE-09-905

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$132,000.00~~ $130,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF July, 2009

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

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
KATRINA BURNETTE	SUNTRUST MORTGAGE, INC.	
905 WINCHESTER PASS (ADDRESS)	(NAME) 401 COMMERCE ST., SUITE 6100	
ANTIOCH, TN 37013 (CITY) (STATE) (ZIP)	(ADDRESS) NASHVILLE, TN 37219 (CITY) (STATE) (ZIP)	151100A03800CO

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 ROBERT B. GARDNER AND WIFE, JENNIFER W. GARDNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATRINA BURNETTE, 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 LOT NO. 57, ON THE PLAN OF PHASE I, VILLAGES OF LONG HUNTER P.U.D., OF RECORD IN INSTRUMENT NO. 20010123-0006894, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT B. GARDNER AND WIFE, JENNIFER W. GARDNER BY DEED FROM VENTRES MALINKE, AN UNMARRIED WOMAN OF RECORD IN INSTRUMENT 200607190087125 ON 07/17/2006 AND FILED FOR RECORD ON 07/19/2006, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

unimproved ( )
This is improved (X) property, known as 905 WINCHESTER PASS, ANTIOCH, Tennessee 37013-1162
(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:T20090049379 DEEDWARR
Recvd: 07/22/09 10:17 2 pgs
Fees:13.00 Taxes:481.00
20090722-0068669

Witness my/our hand(s) this 17th day of July, 2009

ROBERT B. GARDNER

JENNIFER W. GARDNER by ROBERT B. GARDNER, as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT B. GARDNER, 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 17 day of July 2009.

Notary Public

My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the , before me personally appeared ROBERT B. GARDNER to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JENNIFER W. GARDNER and who acknowledged he/she/they executed the same as the free act and deed of the said JENNIFER W. GARDNER.

Witness my hand and official seal, this the 17 day of July 2009.

Notary Public

My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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