Please Return to

FOUNDATION
TITLE AND ESCROW, LLC
450 Saint Andrews Dr., Ste. C
Murfreesboro, TN 37128

M-1956

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Christopher Michael Joly
6512 Buttercup Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
New owner

MORTGAGEE:
_____
_____
_____, _____ _____

MAP 155-15
GROUP A
PARCEL 379.0co

BILL GARRETT, Davidson County
Trans:T20090056415 DEEDWARR
Recvd: 08/18/09 13:40 3 pgs
Fees:18.00 Taxes:1150.70
20090818-0077752

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Janet L. Tatro, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Christopher Michael Joly and Sarah Balzli Joly, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a 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. 379 on the Plan of Traceside, Section 11, of record in Inst. No. 20000922-0094253, Register's Office, Davidson County, Tennessee, tio which plan reference is hereby made for a more complete descrption.

Being the same property conveyed to Janet L. Tatro, a widow by deed dated from Eugene Brooks Quigley, Jr. of record in Instrument no. 20051219-0151874, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **6512 Buttercup Drive, Nashville, Tennessee 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

WITNESS my hand this the **31st** day of **July, 2009.**

Janet L. Tatro

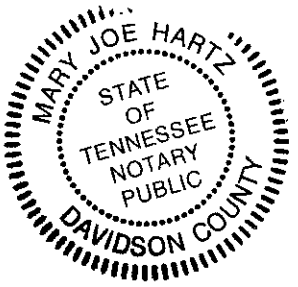
Janet L. Tatro

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Janet L. Tatro, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of July, 2009.

Mary Joe Hartz
NOTARY PUBLIC



My Commission Expires: ~~7/19/2008~~ 5/8/12

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $311,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of July, 2009.

Mary Joe Hartz
NOTARY PUBLIC



My Commission Expires: ~~7/19/2008~~ 5/8/12