WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090059377 DEEDWARR
Recvd: 08/31/09 10:16 2 pgs
Fees:13.00 Taxes:703.00

20090831-0081364

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $190,000.00.

Affiant

Subscribed and sworn to me on August 27, 2009.

NOTARY PUBLIC

My Commission Expires: 6/23/1

LACEY MANGRUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Melinda Coats 458 Oakley Drive Nashville, Tennessee 37220	SAME	160-04-0-010.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JARED L. SMALLING and WIFE, MELANIE D. SMALLING**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **MELINDA COATS,** hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 159 on the Plan of Brentwood Hall, Section VI, of record in Plat Book 2331, Page 20, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jared L. Smalling and wife, Melanie D. Smalling, from Robert Stanley Owens, a widower, by Warranty Deed dated November 9, 2005 and recorded in Instrument No. 20051110-0136564, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. All matters shown on the Plan of Brentwood Hall, Section VI, of record in Plat Book 2331, Page 20, said Register's Office; and
4. Matters of record in Book 2198, Page 3, said Register's Office; and
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 458 Oakley Drive, Nashville, Tennessee 37220.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 our hands on August 27, 2009.

Jared L. Smalling by Brent High, attorney in fact
his attorney-in-fact

Melanie D. Smalling by Brent High, attorney in fact
her attorney-in-fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 27, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brent High, with whom I am personally acquainted, (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Jared L. Smalling for the purposes therein contained, and who further proved to me that he is the Attorney-In-Fact for Jared L. Smalling and is authorized by Jared L. Smalling to execute this instrument on his behalf.

My commission expires: 1/3/2011

JOHN COBB ROCHFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 27, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brent High, with whom I am personally acquainted, (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Melanie D. Smalling for the purposes therein contained, and who further proved to me that he is the Attorney-In-Fact for Melanie D. Smalling and is authorized by Melanie D. Smalling to execute this instrument on her behalf.

My commission expires: 1/3/2011

JOHN COBB ROCHFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public