2009070004

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste ~~200~~ 150
Brentwood, TN 37027

WARRANTY DEED

2009070004

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Elizabeth Garland
Affiant

Subscribed and sworn to before me this 2nd DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JEFF FARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires December 19, 2009

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Garland	Platinum Mortgage, Inc.	
720 Sandburg Place (ADDRESS)	(NAME) 103-B Spenryn Drive (ADDRESS)	108-08-279
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Madison, AL 35758 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY HUDGENS LEECH, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ELIZABETH GARLAND, hereinafter called the Grantees, 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. 53 on the Resubdivision of Lots 53 & 54 of Section Three, Reelfoot, of record in Book 9700, page 983, which supercedes Plat of record in Book 6250, Page 167, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description. Plat in Book 9700, Page 983 was prepared by C. Michael Moran 535 Benzing Road, Antioch, Tennessee 37013.

Being the same property conveyed to Milburn E.Hudgens and wife Rebecca F. Hudgens and Mary Hudgens Leech by deed from Paul E. Johnson, unmarried of record in Book 6777, page 205, Register's Office for Davidson County, Tennessee, dated January 31, 1986. And being the same property conveyed to Mary Hudgens Leech by Quitclaim Deed from Milburn E. Hudgens and wife Rebecca F. Hudgens of record in Book 7083, page 427, Register's Office for Davidson County, Tennessee, dated December 26, 1986.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 720 Sandburg Place, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

BILL GARRETT, Davidson County
Trans:T20090061853 DEEDWARR
Recvd: 09/09/09 13:03 2 pgs
Fees:13.00 Taxes:684.50
20090909-0084467

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 we do covenant with the said GRANTEES 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 GRANTEES, 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/our hand(s) this 2nd day of September, 2009.

Mary Hudgens Leech

Mary Hudgens Leech

State of Tennessee
County of Williamson

On this 2nd day of September, 2009 , before me personally appeared Mary Hudgens Leech, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Notary Public



RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800