WARRANTY DEED

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2009

Notary Public

MY COMMISSION EXPIRES: 12. - 21 - 2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TRIAD CONSTRUCTION, LLC	SAME	MAP 52-01 APR 91
(NAME)	(NAME)	
8000 EAST CHASE COURT		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DOROTHY M. ACKERMAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRIAD CONSTRUCTION, LLC**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 29 of Block "A" on the Map of Crittenden Estates, of record in Plat Book 974, page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to John C. Ackerman and wife, Dorothy M. Ackerman by deed of record in Book 10145, page 139, Register's Office for Davidson County, Tennessee; the said John C. Ackerman having since died 7/18/07, the property vests in Dorothy M. Ackerman as surviving tenant by the entirety.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 314 HARRINGTON AVENUE, MADISON, TN 37115
(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 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 hand this 10th day of September, 2009.

DOROTHY M. ACKERMAN

BILL GARRETT, Davidson County
Trans:T20090063243 DEEDWARR
Recvd: 09/16/09 08:33 2 pgs
Fees:13.00 Taxes:127.65

20090916-0086263

STATE OF TENNESSEE

COUNTY OF Putnam

Before me, the undersigned, a Notary Public, in and for the said County and State, DOROTHY M. ACKERMAN the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of September, 2009.

Commission expires: 5-21-13

JOSEPH A. SALVATO STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

Notary Public