Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090075861 DEEDWARR
Recvd: 11/06/09 10:08 2 pgs
Fees:13.00 Taxes:838.05
20091106-0102745

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $226,500.00

Affiant

Subscribed and sworn to before me, this 27th day of October, 2009.

Notary Public
My commission expires: 01/07/2013

AMANDA VAUGHN
State of Tennessee
Notary Public
Davidson

02-0910-46730

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Megan E. Linebaugh	Fifth Third Mortgage Co.	181-10-0-A-174.00
6908 Scarlet Ridge Drive	810 Crescent Center Drive, Ste. 100	
Brentwood TN 37027	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, April Johnson, now April Jones and husband Jonathan Jones, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Megan E. Linebaugh, unmarried and Matthew J. Carter, ummarried joint tenants with rights of survivorship hereinafter called the Grantees, their 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. 428, on the Plan of Autumn Oaks, Phase Four, of record in Instrument No. 20020523-0062993, as amended by a Surveyor's Certificate of Correction of record in Instrument No. 20030110-0004644, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to April Johnson, unmarried by deed from Matthew D. Robins and wife, Nicole B. Robins, dated May 2, 2007, recorded May 14, 2007, of record in Instrument No. 20070514-0057617, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6908 Scarlet Ridge Drive, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend [illegible] 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 27th day of October, 2009.

April Jones

Jonathan Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, April Jones and Jonathan Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 27th day of October, 2009.

State of Tennessee at Large

My Commission expires

1/23/10

J. ANDREW WILEY
STATE
OF
TENNESSEE
NOTARY
PUBLIC