BILL GARRETT, Davidson County
Trans:T20090078164 DEEDWARR
Recvd: 11/17/09 12:20 3 pgs
Fees:18.00 Taxes:499.50
20091117-0105806

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

ADDRESS NEW OWNER:
Jaclyn Capasso
341 Cedarcreek Dr.
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Mortgage
401 Commerce St., Ste. 6100
Nashville, TN 37219

MAP 173-1
GROUP
PARCEL 227

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John I. Easley, III, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jaclyn Capasso, unmarried**, hereinafter called the GRANTEE, her 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. 32 on the Plan of Monte Carlo, Section 5, of record in Plat Book 6250, page 383, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description..

Being the same property conveyed to John I. Easley, III, unmarried, by deed dated April 21, 2004 from Kenneth Campbell and wife Patrice M. Campbell of record in Instr. 20040423-0046120, Register's Office for Davidson County, Tennessee.

TAKKIA T. EASLEY, wife of John I. Easley, III, joins in this conveyance to transfer any right, title or interest she may have in subject property, marital or otherwise.

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 2010 and subsequent years.

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 heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 our hands this the **13th** day of **November, 2009.**

John I. Easley, III

TAKKIA T. EASLEY BY JOHN I EASLEY III ATTY IN FACT

Takkia T. Easley by John I. Easley, III as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John I. Easley, III,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained. John I Easley, III, also acknowledged that he is the Attorney in Fact for Takkia T. Easley and that as said Attorney in Fact he executed the within Warranty Deed by signing the name of Takkia T. Easley as her free act and deed.

WITNESS my hand and official seal this 13th day of November, 2009.

R. Kranoene Kavin
NOTARY PUBLIC

My Commission Expires: Nov 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $135,000.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of November, 2009.

NOTARY PUBLIC

My Commission Expires: July 8, 2013

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013