Warranty Deed

Davidson County DEEDWARR Recvd: 11/19/09 15:58 3 pgs Fees:18.00 Taxes:532.80 **20091119-0106795**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $144,000.00. Elaine Phelps Affiant Subscribed and sworn to before me, this the 19th day of November, 2009. Notary Public My commission expires: 09/18/2011 9-18-11

DONNA HALL NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ryan G. Breegle	SunTrust Mortgage Inc.	Map: 61-08
1123 Richmond Drive	Ste. 6100 401 Commerce St.	Parcel: 3
Nashville, TN 37216	Nashville, TN 37219	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CAITLIN DOTY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN G. BREEGLE, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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. 12 on the Plan of Section One, King Subdivision, of record in Book 1130, page 94, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Barbara J. Graham Young, daughter of Melvin Graham and Sarah F. Graham, by Quitclaim Deed from Melvin Graham and wife Sarah F. Graham of record in Book 10450, page 944, Register's Office for Davidson County, Tennessee, dated May 9, 1997. And being the same property conveyed to Melvin Graham and wife Sarah F. Graham as tenants by the entireties and daughter, Barbara J. Graham Young by deed from Barry K. Canter and wife Cynthia G. Canter of record in Book 8338, page 315, Register's Office for Davidson County, Tennessee, dated April 25, 1991.

Being the same property conveyed to Caitlin Doty, unmarried by Deed from Barbara J. Graham Young AKA Barbara Graham Wilson, married of record in Instrument Number 20080722-0074942, Register's Office for Davidson County, Tennessee, dated July 21, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1123 Richmond Drive, Nashville, TN 37216.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further

covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of November, 2009.

Caitlin Doty

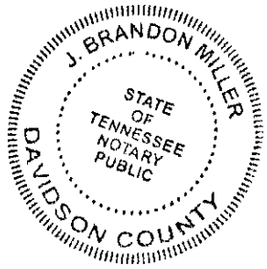
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Caitlin Doty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of November, 2009.

Notary Public

My Commission Expires: November 22, 2010



I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/18/2011

Notary's Seal

