THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29179-11-2009** **Record & Return To:** **Escrow Services** **Ten Cadillac Drive, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Lindsay Lopez Affiant Subscribed and sworn to before me this 19th day of November, 2009. Notary Public My Commission Expires: 6/29/2010

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Erin R. Somerville, Christopher J. Somerville 504 Oakley Drive Nashville, TN 37220	**Send Tax Bills To:** Churchill Mortgage Corp. 761 Old Hickory Blvd. Ste. 400 Brentwood, TN 37027	**Tax Information:** Map and Parcel No.: 14616018000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Randall Blake Cortner and wife, Kate Cortner,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erin R. Somerville and husband, Christopher J. Somerville** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 504 Oakley Drive, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of November, 2009.

Randall Blake Cortner

Kate Cortner

BILL GARRETT, Davidson County
Trans:T20090079743 DEEDWARR
Recvd: 11/24/09 09:21 2 pgs
Fees:13.00 Taxes:962.00
20091124-0107870

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Randall Blake Cortner and Kate Cortner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 2009.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 957 on the Plan of Brentwood Hall, Section IX, as of record in Plat Book 2331, Page 92, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Randall Blake Cortner and wife, Kate Cortner by Deed dated 12/7/2004 from Robert G. Mayer and Linda S. Mayer Flack, both unmarried of record in Instrument No. 20041215-0149405, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 County Taxes which have been paid by the Grantor and prorated by the parties.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5108, page 681, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2331, page 92, Register's Office for Davidson County, Tennessee.