This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

File 43

BILL GARRETT, Davidson County
Trans:T20090079803 DEEDWARR
Recvd: 11/24/09 10:46 2 pgs
Fees:13.00 Taxes:733.34
20091124-0107970

ADDRESS NEW OWNER:

Carol Ann Fletcher
1327 Cardinal Avenue
Nashville, TN 37216

SEND TAX BILL:

Mortgagee
Same

MORTGAGEE:
Primary Residential Mortgage, Inc.
4750 West Wiley Post Way, #200
Salt Lake City, UT 84116

MAP AND PARCEL:
MAP 61-16
PARCEL 61

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ryan G. Breegle, unmarried and Charles W. Jernigan, unmarried**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Carol Ann Fletcher, a single woman**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 15, Block "A" , as shown on the map entitled Greenland Estates, of record in Plat Book 974, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Ryan G. Breegle and Charles W. Jernigan, Joint Tenants with Rights of Survivorship, by deed from Eric Sox, married, of record as Instrument No. 20070905-0106362, dated August 23, 2007, said Register's Office.
>
> This conveyance is made subject to: (1) all applicable zoning ordinances and building restrictions; (2) all covenants, bylaws, restrictions, declarations and easements of record; and (3) such limitations and easements as may affect the premises.

This is improved property known as 1327 Cardinal Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

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

Witness its hand this 19th day of November, 2009.

Ryan G. Breegle

Charles W. Jernigan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Ryan G. Breegle and Charles W. Jernigan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

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

Notary Public

My Commission Expires: 09/03/2012

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $198,200.00.

AFFIANT

Subscribed and sworn to before me
this 19 day of November, 2009.

NOTARY PUBLIC

My Commission Expires: 3-30-2010

WILLIAM B. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY