Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #09-1283

BILL GARRETT, Davidson County
Trans:T20090080086 DEEDWARR
Recvd: 11/25/09 10:20 2 pgs
Fees:13.00 Taxes:595.70
20091125-0108383

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Katherine Dunlop McCain and husband, Justin McCain** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anna Roselle, an unmarried woman and Ryan Stout, an unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Charlotte Park Subdivision, Section 1, as of record in Plat book 2663, pages 2 through 6, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Katherine N. Dunlop by deed from Marvin H. Palmer, Jr. and wife, Jacqueline Shea Palmer dated May 27, 2005 of record as Instrument No. 20050603-0063544, Register's Office for Davidson County, Tennessee.

Katherine N. Dunlop is now known as Katherine Dunlop McCain by virtue of her marriage to Justin P. McCain. Justin P. McCain joins in this conveyance to convey any and all marital interest he may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 533 American Road, Nashville TN, 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of October, 2009.

Katherine Dunlop McCain

Justin McCain

State of Tennessee)
County of Davidson)

On this 30th day of October, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Katherine Dunlop McCain and Justin McCain, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 161,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of October, 2009.

Notary Public

My Commission Expires: 7/8/13

NEW OWNER:
Anna Roselle
533 American Road
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
WR Starkey Mortgage
5055 W. Park Blvd Ste 300
Plano TX 75093

TAX MAP-PARCEL #:
90-16-40