BILL GARRETT, Davidson County
Trans:T20090080620 DEEDWARR
Recvd: 11/30/09 13:13 2 pgs
Fees:13.00 Taxes:434.75

20091130-0109232

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin Lee O'Barr, an unmarried woman	REGIONS BANK (NAME)	161-11-0-A-199
458 Huntingotn Ridge Drive (ADDRESS)	2050 PARKWAY OFFICE CIRCLE (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	BIRMINGHAM, AL 35244 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Sharon Kellerman, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Erin Lee O'Barr, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that 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. 199 ON THE PLAN OF HUNTINGTON RIDGE TOWNHOUSES, OF RECORD IN BOOK 4675, PAGE 9, REGISTER'S OFFICE FOR SAID COUNTY, WHICH PLAN AND RECORD THEREOF ARE INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCES.

BEING THE SAME PROPERTY CONVEYED TO SHARON V. KELLERMAN, AN UNMARRIED PERSON, BY DEED DATED NOVEMBER 15TH, 2000 OF RECORD IN INSTRUMENT NO. 20001130-0117508, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 458 Huntington Ridge Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the

WARRANTY DEED
(Continued)

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

Witness my/our hand(s) this 20th day of November, 2009.

Sharon Kellerman

Sharon Kellerman,

STATE OF Tennessee

COUNTY OF WILLIAMSON

I, DARRELL LANGE, a Notary Public of the County and State first above written, do hereby certify that Sharon Kellerman personally appeared before me this 20th day of NOV, 2009, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th day of November, 2009.

Darrell Lange

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

DARRELL LANGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 10, 2012