STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this 16th day of November, 2009.

Notary Public

My commission expires:
9-19-2011

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 09-19-2011

BILL GARRETT, Davidson County
Trans:T20090080946 DEEDWARR
Recvd: 12/01/09 10:00 2 pgs
Fees:13.00 Taxes:518.00
20091201-0109688

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mark A. Gardner	**Same**	14608011000
4915 Trousdale Drive		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Stephen L. Willoughby, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark A. Gardner, Single man

HEREINAFTER CALLED THE GRANTEES, 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. 252 on the Map of Crieve Hall Estates, Section Three, as of record in Book 2133, Page 59, as corrected in Book 2241, Page 640.

Said Lot No. 252 fronts 95 feet on the West side of Trousdale Drive and runs back between lines 189.3 feet on the North line and 220 feet on the South line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Stephen L. Willoughby, unmarried by Warranty Deed from Matthew M. Petrin and wife, Michelle Petrin, recorded on the 2nd day of November, 1989 in Deed Book 7975, Page 81, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 2241, Page 640, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 4915 Trousdale Drive, Nashville, TN 37220.

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

Witness my/our hand(s) this 16th day of November, 2009.

Stephen L. Willoughby

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Stephen L. Willoughby , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2009.

Notary Public

My Commission Expires: 9-19-2011

