This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Joy Marie Warrick
319 Melissa Dr.
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Primelending
3343 Aspen Grove Dr. #220
Franklin TN 37067

MORTGAGEE:

BILL GARRETT, Davidson County
Trans:T20090081300 DEEDWARR
Recvd: 12/02/09 10:05 3 pgs
Fees:18.00 Taxes:384.80
20091202-0110142

MAP 33-12
GROUP
PARCEL 111

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robin R. Hughes NKA Robin Hughes Brailey, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Joy Marie Warrick**, a single woman, hereinafter called the GRANTEE, her 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. 13 on the plan of Gateway Subdivision, Section One, as shown on plat of record in Book 3300, pages 39-40, Register's Office, Davidson County, Tennessee, to which plat reference is made for a more particular description.

Being the same property conveyed to Robin R. Hughes , unmarred, by deed dated from Charles Thomas Johnson, an unmarried man, and Christopher S. Pope, an unmarried man of record in Instr. 20010412---36316, Register's Office for Davidson County, Tennessee. BRIAN BRAILEY, spouse of Robin Brailey, joins in this instrument to convey any and all interest he may have, especially his marital interests. Robin R. Hughes is now known as Robin Hughes Brailey.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **319 Melissa Dr., Goodlettsville, Tennessee 37072.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hand this the **25th** day of **November, 2009.**

Robin R. Hughes NKA Robin Hughes Brailey

Robin R. Hughes NKA Robin Hughes Brailey

Brian Brailey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robin R. Hughes NKA Robin Hughes Brailey and husband Brian Brailey,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of November, 2009.

NOTARY PUBLIC

My Commission Expires: 8-19-13

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $104,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of November, 2009.

NOTARY PUBLIC

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5-6-2013 My Commission Expires MAY 6, 2013