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

BILL GARRETT, Davidson County
Trans:T20090083549 DEEDWARR
Recvd: 12/10/09 15:19 2 pgs
Fees:13.00 Taxes:573.50
20091210-0113079

39-B
File #09-1314

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 **Jennifer R. Watson,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Sarah F. McGarry, a single woman,** 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:

Being Unit No. 717 in Brentwood Trace Condominiums, Section II, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the Plan of Brentwood Trace Condominiums, Section II, recorded in Book 5200, pages 376 and 377, Register's Office for said County, and described in Master Deed recorded in Book 5818, page 915, Register's Office for said County, to which plan reference is hereby made.

Being the same property conveyed to Jennifer R. Watson by deed from B & D Investment Group, LLC dated February 12, 2007 of record as Instrument No. 20070214-0018719, Register's Office for Davidson County, Tennessee.

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: 717 Fox Ridge Drive, Brentwood TN, 37027.

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 2nd day of December, 2009.

Jennifer R. Watson by Lauren Franklin Attorney in fact
Jennifer R. Watson
By Lauren Franklin, Attorney in fact

State of Tennessee)
County of Davidson)

On this the 2nd day of December, 2009, before me personally appeared Lauren Franklin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jennifer R. Watson and acknowledged that such person executed the same as the free act and deed of Jennifer R. Watson.

Notary Public

My commission expires: 5/22/10

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 155,000.00.

Affiant

Sworn and subscribed before me on this the 2nd day of December, 2009.

Notary Public

My Commission Expires: 5/22/10

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Sarah F. McGarry	Synovus Mortgage Corp.	160-14-O-C-17CO
717 Fox Ridge Drive	2204 Lakeshore Drive, Ste. 325	
Brentwood, TN 37027	Birmingham, AL 35209	