THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2408AN

BILL GARRETT, Davidson County
Trans:T20090085661 DEEDWARR
Recvd: 12/21/09 10:55 2 pgs
Fees:13.00 Taxes:462.50
20091221-0115752

Property Address: 606 Brentmeadow Circle, Madison, TN 37115

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Rachel Ann Thomas, unmarried**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Qiana Appleton, an unmarried woman** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Lot No 43-A on the Plan of Zone Lot Division, Lots 42 and 43, Phase 1, Kimbolton, of record in Book 6900, page 276, 277 & 278, as amended in Book 7577, page 553, and in book 6900, page 917, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Will L. Thomas (now deceased) and spouse, Rachel Ann Thomas, by Warranty Deed from Jay Alan Shennum and spouse, Angela Shennum, dated May 5, 1994, of record in Book 9336, page 817, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [**X**] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this ~~4th~~ 15th day of December, 2009.

Rachel Ann Thomas {Seal}
Rachel Ann Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the ~~4th~~ 15th day of December, 2009, before me the undersigned officer, personally appeared Rachel Ann Thomas, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed ~~same~~ as his free act and deed.

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission expires: 5/8/2012

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 8/2010

JACQUELYN M. MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(AFFIX SEAL)

New owner
SEND TAX STATEMENTS TO:
Map/ Parcel: 53-9-60
6016 Brentmeadow Circle
Madison TN 37115