This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
GuySkinny LLC
7439 George Gaines Dr
Nash TN 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:
Heath Albritton
4231 Old Arno Road
Franklin, TN 37064

BILL GARRETT, Davidson County
Trans:T20090085819 DEEDWARR
Recvd: 12/21/09 14:54 3 pgs
Fees:18.00 Taxes:203.50
20091221-0116091

MAP 142-9
GROUP
PARCEL 11

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, **Lana Cheryl Bevill,** unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **GuySkinny LLC**, hereinafter called the GRANTEE, its successors 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. 17 on the Plan of Harpeth Estates, Section 2, of record in Plat Book 4175, page 23, Register's Office, Davidson County, Tennessee.

Said Lot 17 fronts 90 feet on the southerly side of George Gaines Road and extends back 123.7 feet on the easterly line and 126.4 feet on the westerly line to a dead line measuring 98.65 feet thereon.

Being the same property conveyed to Lana Cheryl Bevill by deed from Edward A. Vaughn Sr. dated October 31, 2007 of record in Instrument no. 20071107-0131544, Register's Office for Davidson County, Tennessee.

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 2009 and subsequent years.

This is **improved** property known as **7439 George Gaines Drive, Nashville, Tennessee 37221.**

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, its successors 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 its successors 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 **8th** day of **December, 2009.**

Lana Cheryl Bevill

Lana Cheryl Bevill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lana Cheryl Bevill**, 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 8th day of December, 2009.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/6/2013

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $55,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of December, 2009.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/6/2013

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.