39-B

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09112266** BILL GARRETT, Davidson County Trans:T20090086457 DEEDWARR Recvd: 12/23/09 14:06 2 pgs Fees:13.00 Taxes:1572.50 20091223-0116874	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. X Patricia H. Abriola Affiant Subscribed and sworn to before me, this 18th day of December, 2009. Notary Public My Commission Expires: 5-8-2012

WARRANTY DEED

Address New Owner: Patricia H. Abriola 715 Summerwind Circle Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131060B06500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ellen E. Smith, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patricia H. Abriola**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 61, PLAN OF BURTON HILLS VILLAGE OF SUMMERWIND TRACT 12, as shown on plat of record in Plat Book 6250, Page 811, as amended in Book 6918, Page 885, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Ellen E. Smith by Warranty Deed from James L. Nash and spouse, Karen Nash, recorded on the 30th day of October, 2007 in Instrument No. 20071030-0127917, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF BURTON HILLS VILLAGE OF SUMMERWIND TRACT 12, as recorded in Plat Book 6250, Page(s) 811, in the Register's Office for Davidson County, Tennessee.

Covenants, Conditions and Restrictions as recorded in Book 6326, Page 588, Book 6517, Page 522, Book 6778, Page 510, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120 and Book 6917, Page 736, in the Register's Office for Davidson County, Tennessee.

Charter recorded in Book 6778, Page 505 and Book 6921, Page 212, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 715 Summerwind Circle Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of December, 2009.

Ellen E. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ellen E. Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2009.

Notary Public

My Commission Expires: 11/22/10

