THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100002726 DEEDWARR
Recvd: 01/14/10 11:02 2 pgs
Fees:13.00 Taxes:1461.50
20100114-0003495

From: Keith Brogdon and wife, Ann E. Brogdon

To: Elizabeth A. Allain, an unmarried woman

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Elizabeth A. Allain 5724 Cloverwood Drive Brentwood TN, 37027	New Owner	171-07-0-054.00

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Affiant

Subscribed and sworn to before me this 15th day of January, 2010.

Notary Public
My Commission Expires: My 6, 2010

HAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Five Thousand and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Keith Brogdon and wife, Ann E. Brogdon** (herein called the **GRANTORS**), have this day bargained and sold, and by these presents do transfer and convey unto **Elizabeth A. Allain, an unmarried woman** (herein called the **GRANTEE**), all of the **GRANTORS'** right, title and interest in and to that certain tract or parcel of real property located in the City of Brentwood, Davidson and Williamson County, State of Tennessee, described as:

SITUATE in the Davidson and Williamson County, Tennessee and being more particularly described as follows: Lot 76 of the Cloverland Acres Subdivision, Section 4 as shown by a map of record in Plat Book 4660 at page 45 in the Davidson County, Tennessee Register of Deeds Office.

Being the same property conveyed to Keith Brogdon and wife, Ann E. Brogdon by Warranty Deed from Leigh Anne Bradford (now known as Leigh Anne Bradford Ackerman) and husband, Gerald Ackerman, of record in Instrument #20040511-0054214 (Davidson Co.) And Book 3234, Page 827, (Williamson Co.) Register's Office for Davidson/Williamson County, Tennessee and re-recorded in Instrument No. 20040709-0082163, Register's Office for Davidson County, Tennessee and Book 3293, Page 947, Register's Office for Williamson County, Tennessee and for the purpose of correcting the Grantee's last name from Bragdon to Brogdon.

THIS IS **IMPROVED** PROPERTY KNOWN AS: 5724 Cloverwood Drive, Brentwood TN 37027.

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, her successors and assigns forever. **GRANTOR**S do covenant that they are lawfully seized and possessed of said real property in fee simple, have good right to convey said real property, and that, except for all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record herein, the same is unencumbered.

GRANTORS further covenant and binds themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, her successors and assigns, against the lawful claims of all other persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has executed this General Warranty Deed on this 13th day **of January, 2010.**

Keith Brogdon

Ann E. Brogdon

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith Brogdon and Ann E. Brogdon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 13th day of January, 2010..

Notary Public

My Commission Expires: 1-10-14

GERALD A. SMITH JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY