BILL GARRETT, Davidson County
Trans:T20100006853 DEEDWARR
Recvd: 02/03/10 13:01 2 pgs
Fees:13.00 Taxes:909.83
20100203-0008640

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $245,900.00

Affiant

Subscribed and sworn to before me, this ____ day of 27 January, 2010.

Notary Public
My commission expires:

Notary Public State of Florida
Lucille Madrigal
My Commission DD718586
Expires 11/16/2011

03-1001-36370

Address of New Owner:	Send Tax Bills to:	Tax Information
Bill Tiffany	WR Starkey Mortgage, LLP	155-03-0-D 030.00CO
6940 Harpeth Glen Trace	5505 W. Park Blvd., Suite 300	
Nashville TN 37221	Plano, TX 75093	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rick Brown, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bill Tiffany and wife, Leslie Tiffany, hereinafter called the Grantees, their 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. 30 on the Plan of First Revision, Section 2, Aliens Green, of record in Book 9700, Page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rick Brown by deed from Zaring Homes, Inc., dated July 30, 1997, recorded July 31, 1997, of record in Book 10550, Page 747, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6940 Harpeth Glen Trace, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

x RB initials

WITNESS my hand this 27 day of January, 2010.

X Rick Brown

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rick Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Tampa (city), FL (state), this 27 day of January, 2010.

Notary Public
State of Florida at Large

My Commission expires: 11/16/2011

Notary Public State of Florida
Lucille Madrigal
My Commission DD718586
Expires 11/16/2011

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212