BILL GARRETT, Davidson County
Trans:T20100011153 DEEDWARR
Recvd: 02/25/10 10:09 2 pgs
Fees:13.00 Taxes:765.90

20100225-0014345

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $207,000.00

Gloria M. Rhodes
Affiant

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Subscribed and sworn to before me, this 22 day of February, 2010.

Notary Public
My commission expires: 5/6/2013

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

07-1001-84139

Address of New Owner:	Send Tax Bills to:	Tax Information
Gloria M. Rhodes 704 Sherbrooke Court Nashville TN 37211	Community First Bank & Trust 501 S. James Campbell Blvd Columbia, TN 38401	180-4-A-014.00

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, **Steve C. Vining, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Gloria M. Rhodes***, 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:

*a single woman

Land in Davidson County, Tennessee, being Lot No. 14, on the Plan of Section One, Highland Creek, of record in Book 9700, Pages 959 and 960, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steve C. Vining, a single person by deed from Westminster Homes of Tennessee, Inc., dated June 15, 2001, recorded July 6, 2001, of record in Instrument No. 20010706-0072549, Register's Office for Davidson County, Tennessee.

Elizabeth Garber, spouse of the Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

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 704 Sherbrooke Court, Nashville, TN 37211

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.

WITNESS my hand this 16th day of February, 2010.

Steve C. Vining

Elizabeth Garber

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Franklin, TN, this 22nd day of February, 2010.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/07/12

