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

From: Russell K. Hewitt and wife, Debbie Hewitt and Randall Sanders and wife, Virginia Sanders

To: Christopher D. Green and Shelby S. Cascio, as tenants in common with the right of survivorship

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Chris Green and Shelby Cascio **1420 Greenwood Avenue** **Nashville TN 37206**	**New Owner**	083-02-0-060.00

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me this 26th day of February, 2010.

Notary Public
My Commission Expires: 11-18-14

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred and Fifty Thousand and No/100 Dollars ($250,000.00) cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Russell K. Hewitt and wife, Debbie Hewitt and Randall Sanders and wife, Virginia** (collectively the "**GRANTORS**"), have this day bargained and sold, and by these presents do transfer and convey unto **Christopher D. Green* and Shelby S. Cascio,** as tenants in common with the right of survivorship** (collectively the "**GRANTEES**"), all of the **GRANTORS'** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as: *unmarried **unmarried

Land in Davidson County, Tennessee, being Lot Number 27 on the map of Sharpe and Horns Subdivision of Elwood Place Eastland, of record in Book 332, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Russell K. Hewitt and wife, Debbie Hewitt and Randall Sanders and wife, Virginia Sander, of record in Instrument #20081003-0100885 Register's Office for Davidson County, Tennessee.

THIS IS **IMPROVED** PROPERTY KNOWN AS: 1420 Greenwood Avenue, Nashville, TN 37206

BILL GARRETT, Davidson County
Trans:T20100012888 DEEDWARR
Recvd: 03/04/10 09:57 2 pgs
Fees:13.00 Taxes:925.00
20100304-0016540

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their successors and assigns forever. **GRANTORS** 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 **GRANTEES**, their successors and assigns, against the lawful claims of all other persons whomsoever.

IN WITNESS WHEREOF, **GRANTORS** have executed this General Warranty Deed on this 26th day of **February, 2010.**

Russell K Hewitt

Debbie Hewitt

Randall Sanders

Virginia Sanders

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell K.Hewitt, Debbie Hewitt, Randall Sanders, and Virginia Sander the within named bargainors, 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 26th day of February, 2010.

Notary Public
My Commission Expires: 1-15-14

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