Prepared By & Return To:
Lakeside Title & Escrow, LLC
833 Wren Rd., Suite A
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,500.00

Affiant

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

CHAD WATERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of March, 2010

Notary Public

Commission Expiration:
2-26-13

ADDRESS OF NEW OWNER:
Brandi Shea Surface
817 Lemont Dr.
Nashville, TN 37216

SEND TAX BILLS TO:
SAME

MAP-PARCEL:
05- 14-0- 035.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED; I,

JoAnn Davis Larkin

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandi Shea Surface, unmarried

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot. No. 51 on the Map of Gra-Mar acres, Section Five, as of record in Book 2330, page 19, Register's Office for said County

Said Lot No. 51 fronts 128.7 feet on the north side of Lemont Drive and runs back 276.3 feet on the west line and 276 feet on the east line, to a dead line in the rear on which it measures 130 feet.

Being the same property conveyed to James Howard Larkin and wife JoAnn Davis Larkin by Deed from Robert A. Castleman and wife Thelma A. Castleman filed for record on 08/12/1955 in Book 2445 page 176, Davidson County Register of Deeds. James Howard Larkin died on 04/07/2000 leaving JoAnna Davis Larkin as the surviving tenant by entirety

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: 817 Lemont Dr., Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 22nd day of March, 2010.

JoAnn Davis Larkin
JoAnn Davis Larkin

BILL GARRETT, Davidson County
Trans:T20100017425 DEEDWARR
Recvd: 03/25/10 10:01 2 pgs
Fees:13.00 Taxes:442.15

20100325-0022256

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JoAnn Davis Larkin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 22 day of March, 2010.

C Waters
Notary Public

Commission Expiration:

2-26-13

CHAD WATERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY