Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $139,900.00

Affiant

TAMMY DUNCAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

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

Notary Public
My commission expires: 1/23/2011

06-1003-73827

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew G. Grega	WR Starkey Mortgage LLP	136-07-0-146.00
3832 Priest Lake Drive	5055 W. Park Blvd, Ste. 300	
Nashville TN 37217	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, **Isaac R. Garner, Jr., a single man** ,hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Andrew Grega, A Unmarried Man** 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. 199, on the Plan of Section Four, Priest Lake Park, of record in Book 4460, Pages 15, 16 and 17, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Isaac R. Garner, Jr. and wife, Daisy L. Garner by deed from Charles Wells, Trustee, dated October 9, 1972, recorded October 11, 1972, of record in Book 4645, Page 531, Register's Office for Davidson County, Tennessee. ***The said Daisy L. Garner, having since died.***

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 **3832 Priest Lake Drive, Nashville, TN 37217**

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.

Davidson County DEEDWARR
Recvd: 03/30/10 11:27 3 pgs
Fees:18.00 Taxes:517.63
20100330-0023613

WITNESS my hand this 26th day of March, 2010.

Isaac R. Garner, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Isaac R. Garner, Jr. 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 Mt. Juliet, TN, this 26th day of March, 2010.

Notary Public

My Commission expires 1-17-12



CERTIFICATE OF AUTHENTICITY

I, Tammy Duncan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

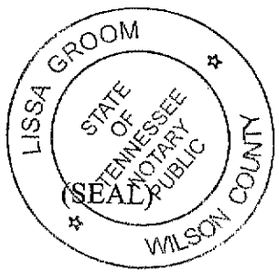
Tammy Duncan
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Tammy Duncan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Lissa Groom
Notary Public

My Commission Expires: 11/5/2012

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