Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0117

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Caroline G. Rhodes
Affiant

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of March, 2010

Notary Public
Commission Expires: 3/19/2013

ADDRESS OF NEW OWNER:
Caroline Gwaltney
806 Kendall Drive
NashvilleTN37209

SEND TAX BILLS TO:
Caroline Gwaltney
806 Kendall Drive
NashvilleTN37209

MAP & PARCEL
103-10-0-043.00

WARRANTY DEED

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

Virginia M. Collins, unmarried

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

Caroline Gwaltney Rhodes and Steven Rhodes, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 58 on the Plan of Brookside Courts, Addition No. 4, Section 4, as shown on plat of record in Plat Book 2083, page 59, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 58 fronts 80 feet on the easterly side of Kendall Drive and runs back 290 feet on the northerly line and 280 feet on the southerly line to a dead line, measuring 80.51 feet thereon.

Being the same property conveyed to Virginia M. Collins, an unmarried person, by Warranty Deed from Michael Armstrong and Jennifer Armstrong, husband and wife, dated 8/23/04 and recorded 8/26/04 in Instrument Number 20040826-0103231, Register's Office for Davidson County, Tennessee. Power of Attorney of record in Instrument Number 20040826-0103230, said Register's Office.

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 resource of title shown above.

This is improved property known as: 806 Kendall Drive Nashville TN 37209.

BILL GARRETT, Davidson County
Trans:T20100020507 DEEDWARR
Recvd: 04/07/10 14:54 2 pgs
Fees:13.00 Taxes:832.50
20100407-0026259

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Virginia M. Collins

STATE OF Virginia
~~COUNTY~~ OF City of Portsmouth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Virginia M. Collins, 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 Portsmouth, Virginia this 30th day of March, 2010.

Suzette M. Burke
Notary Public

Commission Expires:
8-31-12

SUZETTE M. BURKE
COMMONWEALTH OF VIRGINIA
197508
NOTARY PUBLIC