THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2117

BILL GARRETT, Davidson County
Trans:T20100025842 DEEDWARR
Recvd: 04/30/10 09:36 2 pgs
Fees:13.00 Taxes:856.55
20100430-0032912

Property Address: 4410 Granny White Pike, Nashville, TN 37204

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jason Dodge,** married **and Brandon McDonald,** married, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Phillip N. Green and wife, Rebecca Lyn Giles,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot NO. 40 on the Plan of Brook Meade Addition, Section II, of record in Book 2663 Page 59, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Justin T. Randall and wife Jenna Randall by Warranty Deed, recorded April 8, 1999, in Book 11424 page 349, Register's Office for Davidson County, TN.

Being the same property further conveyed to Jason Dodge and Brandon McDonald by Trustee's Deed from Shellie Wallace, Successor Trustee dated January 15, 2010 of record in Instrument #20100122-0005689, said Register's Office for Davidson County, TN.

The property herein conveyed is not a part of the homestead of Grantors.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $231,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 23rd day of April, 2010.

_____{Seal}
Jason Dodge

_____{Seal}
Brandon McDonald

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 23rd day of April, 2010, before me the undersigned officer, personally appeared Jason Dodge and Brandon McDonald, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

SPENCER R. TALBOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

My Commission expires: 1-23-2011

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is$231,500.00.

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF APRIL, 2010.

_____
Notary Public

MY COMMISSION EXPIRES: 1-23-2011

(AFFIX SEAL)

SPENCER R. TALBOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SEND TAX STATEMENTS TO: New Owner
915 Rodney Drive, Nashville, TN 37205
Map/ Parcel: 115-1-12