(2)

BILL GARRETT, Davidson County
Trans:T20100025893 DEEDWARR
Recvd: 04/30/10 10:53 2 pgs
Fees:13.00 Taxes:587.93
20100430-0032983

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $158,900.00

Affiant

Subscribed and sworn to before me, this 29th day of April, 2010.

Georgette R Kennedy
Notary Public
My commission expires 05-06-13

02-0910-46729

Address of New Owner:	Send Tax Bills to:	Tax Information
David J. Smallbone	SunTrust Mortgage, Inc.	173-09-0-A-
	901 Semmes Avenue	630.00CO
2616 Avery Park Drive	Richmond, VA 23224	
Nashville TN 37211		

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, Chris A. Cullins and Amy L. Cullins, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David J. Smallbone, unmarried, 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. 681, on the Plan of Section One of Phase Eight, Lenox Village, of record in Instrument No. 20060824-0104608, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chris A. Cullins and Amy L. Cullins, husband and wife by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated June 29, 2007, recorded July 3, 2007, of record in Instrument No. 20070703-0079494, Register's Office for Davidson County, Tennessee.

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 2616 Avery Park Drive, Nashville, TN 37211

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.

WITNESS my hand this 28th day of April, 2010.

Chris A. Cullins

Amy L. Cullins

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Chris A. Cullins and Amy L. Cullins, 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 office, this 28th day of April, 2010.

Diane H. Bagby

Notary Public

My Commission expires

DIANE H. BAGBY
MY COMMISSION EXPIRES:
NOVEMBER 17, 2012