THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10040327** BILL GARRETT, Davidson County Trans:T20100030560 DEEDWARR Recvd: 05/20/10 14:32 2 pgs Fees:13.00 Taxes:3885.00 20100520-0039120	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00. Affiant Subscribed and sworn to before me, this 17th day of May, 2010. Notary Public My Commission Expires: 7-25-12 RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Matthew J. McGirt and Laura Y. McGirt 121 Page Road Nashville TN 37205	Send Tax Bills To: ~~New Owner~~ Suntrust Mortgage Inc. 401 Commerce St Ste 6100 Nashville TN 37219	Tax Information: Tax Parcel ID No. 130-5-27

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason B. Needham, unmaaried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew J. McGirt and wife, Laura Y. McGirt** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10, Block "J", on the 2nd Revised Plan of Highlands of Belle Meade, No. 2., as shown on plat of record in Plat Book 1130, Page 71 and 72, in the Register's Office for Davidson County, Tennessee. Said Lot No. 10 fronts 122 feet on the westerly side of Page Road and runs back between parallel lines, 165 feet to a dead line. Being the same property conveyed by Quitclaim Deed from Jennie Garth Lovvorn (formerly Jennie Garth Needham) to Jason B. Needham as recorded on the 16th day of April, 2010 in Instrument No. 20100416-0028891 and Warranty Deed from Michael G. Shears Company, Inc. to Jason B. Needham and Jennie Garth Needham, husband and wife as recorded on the 19th day of January, 2005 in Instrument No. 20050119-0006777, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK "J", HIGHLANDS OF BELLE MEADE NO. 2, as recorded in Plat Book 1130, Page(s) 71.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6489, Page 367.

This is improved property located at 121 Page Road Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of May, 2010.

Jason B. Needham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason B. Needham, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May, 2010.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County