BILL GARRETT, Davidson County
Trans:T20100032718 DEEDWARR
Recvd: 06/01/10 11:30 2 pgs
Fees:13.00 Taxes:480.63

20100601-0041786

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $129,900.00

Affiant

Subscribed and sworn to before me, this 25th day of May, 2010.

Notary Public
My commission expires: 11-21-2010

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: NOVEMBER 21, 2010

04-1005-53749

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Elliot S. Fitih | SWBC Mortgage Corporation | 165-13-0-A- |
| 4149 Pepperwood Drive | 213 Overlook Circle, Suite A4 | 055.00CO |
| Antioch TN 37013 | Brentwood, TN. 37027 | |

# 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, Bradley Gallimore and Steven Oliver, both an unmarried man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Elliot S. Fitih, an unmarried person, 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. 391, on the Plan of Section Four, Peppertree Forest, of record in Book 7900, Page 426, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bradley Gallimore and Steven Oliver, both an unmarried man by deed from Gary Pickens, married, dated June 30, 2005, recorded July 5, 2005, of record in Instrument No. 20050705-0076653, 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 4149 Pepperwood Drive, Antioch, TN 37013

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 25th day of May, 2010.

Bradley Gallimore

Bradley Gallimore

Steven Oliver

Steven Oliver

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bradley Gallimore and Steven Oliver, 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 Smyrna, TN, this 25th day of May, 2010.

Theresa D. Dorsey

Theresa D. Dorsey
State of Tennessee at Large

My Commission expires: 6-20-13

