This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010173

return to:
Rudy Title & Escrow, LLC
2012 21st Ave. S.
Nashville, TN 37212 G-SP-10-0502

BILL GARRETT, Davidson County
Trans:T20100033329 DEEDWARR
Recvd: 06/02/10 14:11 2 pgs
Fees:13.00 Taxes:710.40
20100602-0042499

Send Tax Bills To:
FRANKLIN SYNERGY BANK
3301 ASPEN GROVE DR, #200
FRANKLIN, TN 37067

New Owner is:
Erica Lane Vance
502 Brentlawn Drive
Nashville, TN 37220

MAP: 146-16-0

PARCEL: 049.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Charles Scott Ponder and wife, Tracy L. Ponder**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Erica Lane Vance, unmarried,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **502 Brentlawn Drive, Nashville, TN 37220**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Brentwood Hall, Section 3, as of record in Book 2133, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles Scott Ponder, unmarried, by Warranty Deed from Barry L. Chumley and wife, Dorothy M. Chumley, dated 1-29-04 and recorded 2-3-04 in Instrument No. 20040203-0013239, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

SP TP
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of May, 2010.

GRANTOR(S):

CHARLES SCOTT PONDER

TRACY L. PONDER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Charles Scott Ponder and Tracy L. Ponder**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of May, 2010.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$192,000.00**.

AFFIANT

SWORN TO and subscribed before me this 28th day of May, 2010.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires: 01/07/2013