This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Chris Littrell
305 54th Avenue
Nashville, Tennessee 37209

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Suntrust Mortgage
P.O. Box 79041
Baltimore, MD 21279-0041

MAP 91-15
GROUP
PARCEL 14

BILL GARRETT, Davidson County
Trans:T20100033824 DEEDWARR
Recvd: 06/03/10 14:49 3 pgs
Fees:18.00 Taxes:1124.80
20100603-0043146

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jason P. Garner and wife, Heidi A. Garner,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Chris Littrell and Christine Littrell, husband and wife**, hereinafter called the GRANTEES, their heirs 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. 1 on the Plan of Resubdivision of A. C. Wakefield Property, of record in Plat Book 4060, page 25, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jason P. Garner and wife, Heidi A. Garner by deed dated from Kathleen Mcelwaine, unmarried of record in Book 10175, page 279, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **305 54th Avenue, Nashville, Tennessee 37209.**

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 and assigns , forever, and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **26th** day of **May, 2010.**

Jason P. Garner

Heidi A. Garner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jason P. Garner and wife, Heidi A. Garner**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of May, 2010.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $304,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of May, 2010.

NOTARY PUBLIC

My Commission Expires: 5-8-12

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY