Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100037841 DEEDWARR
Recvd: 06/22/10 08:49 2 pgs
Fees:13.00 Taxes:791.80
20100622-0048516

39-B
File #10-1112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joshua C. Tardy and wife, Evan M. Tardy**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gina*Lynn, unmarried *M.** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Cedar Crest Subdivision Phase 1, of record in Book 6900, page 284, said Register's Office to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Joshua C. Tardy and wife, Evan M. Tardy by deed from NIWOT Partners, LLC dated May 25, 2007 of record as Instrument No. 20070611-0069674, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 104 Kenaum Court, Nashville TN, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of June, 2010.

Joshua C. Tardy

Joshua C. Tardy

Evan M. Tardy

State of Tennessee)
County of Davidson)

On this 18th day of June, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joshua C. Tardy and Evan M. Tardy, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires 5/20/14

POSTON-WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 214,000.00.

Aisha Hall
Affiant

Sworn and subscribed before me on this the 18th day of June, 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

After Recording Return To:
Realty Title and Escrow Company, Inc.
599 Sam Ridley,Parkway, W., Suite 103
Smyrna, TN. 37167

NEW OWNER:
Gina Lynn
104 Kenaum Court
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
Franklin American Mortgage Company
501 Corporate Centre Drive,,#400
Franklin, TN 37067

TAX MAP-PARCEL #:
114-8-A-57