This Instrument Prepared By:
TENNESSEE TITLE AGENCY CO., INC.
20 Music Circle East
Nashville, Tennessee 37203

ADDRESS NEW OWNER:
MAYRA JAAR
504 ANDERSON LANE
MADISON, TENNESSEE 37115

SEND TAX BILL:
NATIONSTAR MORTGAGE, LLC
PO BOX 7729
SPRINGFIELD, OH 45501-7729

MORTGAGEE:

NATIONSTAR MORTGAGE, LLC
P.O. BOX 7729
SPRINGFIELD, OH 45501-7729

MAP AND PARCEL:
043-05-0-135.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SUZANNE K. GALBREATH (a single person)**, ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto, **MAYRA JAAR (a married person))** , ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows:

See Attached Exhibit "A"

This conveyance is made subject to the real estate taxes for 2010, and subsequent years; Easements of record and other such limitations and restrictions and easements as may affect the premises.

This is improved property commonly known as : **504 Anderson Lane**
Madison, Tennessee 37115

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever, and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22nd day of July, **2010.**

SUZANNE K. GALBREATH

By: Suzanne K Galbreath

BILL GARRETT, Davidson County
Trans: T20100045583 DEEDWARR
Recvd: 07/26/10 13:19 3 pgs
Fees: 18.00 Taxes: 362.34
20100726-0058409

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jana K. Kimery, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **SUZANNE K. GALBREATH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and she executed the foregoing instrument for the purposes therein contained, the within named bargainor executed the foregoing instrument, for the purposes therein contained ..

Witness my hand and official seal this 22nd day of July, 2010.

JOHN K. KIMERY STATE Notary Public TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **MY COMMISSION EXPIRES: July 5, 2011**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ **97,930.00**.

Affiant

JOHN K. KIMERY STATE NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

Subscribed and sworn to before me this 22nd day of July, 2010.

Notary Public

My Commission Expires: **MY COMMISSION EXPIRES: July 5, 2011**

EXHIBIT "A"

Property Description

A CERTAIN TRACT or PARCEL OF LAND, LYING AND BEING SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE. DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, Being Lot(s) , of Block "C" , as shown on the map entitled Cedarcrest Estates, of record in Plat Book 974, page(s) 15, 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 SUZANNE K. GALBREATH AND T. LYNN GALBREATH, HUSBAND AND WIFE, by deed of record in Book 9585, page 960, and Book 11124, page 125, said Register's Office. The said T. Lynn Galbreath having since died.

This conveyance is made subject to any and all zoning 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.

The Real Properly or its address is commonly known as: **504 Anderson Lane**
Madison, Tennessee 37115

Map / Parcel No.: **043-05-0-135.00**

