RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100047025 DEEDWARR
Recvd: 08/02/10 09:06 2 pgs
Fees:13.00 Taxes:482.85
20100802-0060117

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2010.

NOTARY PUBLIC

My commission expires: 9/25/10

JANE GRAZER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Truskowski and Megan Truskowski 929 Blue Mountain Lane Antioch, TN 37013	Same address as new owner	135140A17100C0

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Thousand Five Hundred and 00/100 DOLLARS ($130,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **FRANCINA M. OVERTON, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **SEAN TRUSKOWSKI AND MEGAN TRUSKOWSKI, husband and wife,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Property Commonly Known as: 929 Blue Mountain Lane Antioch, TN 37013

Being Lot No. 171 on the Plan of Pinnacle Point Subdivision, Phase IV, of record in Book 3900, Page 524, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for full description thereof.

Being the same property conveyed to Francina M. Overton by deed from James W. Overton dated 9/20/02 and filed for record on 9/24/02 of record in Instrument Number 20020924-0116372 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is

unencumbered except by lien of the 2010 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 19th day of July, 2010.

Francina M. Overton

Francina M. Overton

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Francina M. Overton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of July, 2010.

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010

Notary Public

John A. Bell, JR.

Printed Notary Name

My commission expires: 7/24/10