This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 08/02/10 12:46 3 pgs
Fees:18.00 Taxes:15.54
20100802-0060363

ADDRESS NEW OWNER:

Natalie B. Dillard
721 River Landing Way
Old Hickory, TN 37138

SEND TAX BILL:

New Owner

MAP AND PARCEL:
043-04-0-A
016.00 CO

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, **FirstBank, a state banking corporation** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Natalie B. Dillard** ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 16 on the Final Plat, First Revision, River Landing, Section 1, Phase 1, Cluster Lot Subdivision, as of record in Instrument 200609180115492, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to FirstBank, a Tennessee banking corporation by Successor Trustee's Deed from Charles S. Sanger, as Successor Trustee of record in Instrument 200808220086683, Register's Office for Davidson County, Tennessee, dated August 4, 2008. And being part of the same property conveyed to Classic Homes BOS, LP by deed from Lakewood R3, LLC of record in Instrument 200703020025774, Register's Office for Davidson County, Tennessee, dated February 28, 2007.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is unimproved property known as 717 River Landing Way, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that it is 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 itself, its assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her 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 its hand this 26th day of July, 2010.

First Bank

BY: _____
James C. Farrar, Jr., Vice President

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared James C. Farrar, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of FIRST BANK, the within named bargainor, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the FIRST BANK.

Witness my hand and official seal this 26th day of July, 2010.

_____
Notary Public

My Commission Expires: My Commission Expires Jan 18, 2012

BRENDA A. DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $4,200.00.

_____
AFFIANT

Subscribed and sworn to before me
this 2nd day of August, 2010.

_____
NOTARY PUBLIC

My Commission Expires: 9/3/12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

