THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20100060794 DEEDWARR
Recvd: 09/27/10 14:34 2 pgs
Fees:13.00 Taxes:1258.00

20100927-0076821

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cassondra M. Smith Sheila M. Malnati	SunTrust Mortgage, Inc.	MAP 115-02
1102 Shiloh Drive	1001 Semmes Avenue	PARCEL 38.00
Nashville, TN 37205	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Glenn E. Plosa and wife, Erin J. Plosa**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cassondra M. Smith, an unmarried woman, and Sheila M. Malnati, an unmarried woman**

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. 122 on the Plan of Crest Meade, Section A, of record in Book 2330 page 154, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Glenn E. Plosa, unmarried, by deed from Jody Alan Sweet and wife Nancy R. Sweet, formerly known as Ruth Van Camp, of record as Instrument No. 20030729-0106987, in the Registers Office for Davidson County, Tennessee, dated July 25, 2003.

Being the same property conveyed to Glenn E. Plosa and Erin J. Plosa, husband and wife, by quitclaim deed from Glenn E. Plosa and Erin J. Plosa, husband and wife, of record in Instrument No. 20080929-0098789, in the Registers Office for Davidson County, Tennessee, dated September 17, 2008.

This is improved property known as 1102 Shiloh Drive, Nashville, TN 37205.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1102 Shiloh Drive, Nashville, TN 37205.**

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand(s) this the 23rd day of September, 2010.

Glenn E. Plosa

Erin J. Plosa

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Glenn E. Plosa** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 23rd day of September, 2010.

My Commission expires: May 8, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Erin J. Plosa** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 23rd day of September, 2010.

My Commission expires: May 8, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public