Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $107,000.00

Affiant

Subscribed and sworn to before me, this 27th day of August, 2010.

Notary Public
My commission expires: 5/8/2012

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

02-1008-47054

Address of New Owner:	Send Tax Bills to:	Tax Information
Tyler J. Combs 125 Timber Ridge Drive Nashville TN 37217	New Owner	136-07-0-032

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gretchen C. Walenga f/k/a Gretchen C. Dean, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tyler J. Combs and wife, Mellisa A. Combs, hereinafter called the Grantees, their successors 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. 51 on the plan of Priest Lake Park, Section 2, as of record in Plat Book 4175, Page 57-58, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gretchen C. Walenga nka Gretchen C. Dean and husband, Timothy A. Dean, by deed from Sara Hopkins and husband, Shannon R. Hopkins, dated August 29, 2007 recorded August 31, 2007 of record in Instrument No. 20070831-0104886, said Register's Office.

Being further conveyed to Gretchen C. Dean, previously known as Gretchen C. Walenga by Quitclaim Deed from Timothy A. Dean, dated May 20, 2009 recorded May 20, 2009 of record in Instrument No. 20090520-0046351 said Register's Office

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 125 Timber Ridge Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20100061782 DEEDWARR
Recvd: 09/30/10 15:18 2 pgs
Fees:13.00 Taxes:395.90
20100930-0078073

WITNESS my hand this 26th day of August, 2010.

Gretchen C. Walenga

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gretchen C. Walenga, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 26th day of August, 2010.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires

1/15/14