WARRANTY DEED

G-BR-10-1511

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jana Kramer	SUNTRUST MORTGAGE, INC.	
1511 Gartland Avenue	(NAME) 401 COMMERCE ST., SUITE 6100	
(ADDRESS) Nashville, TN 37206	(ADDRESS) NASHVILLE, TN 37219	083-09 313.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THOMAS C. MCGARRAH SHARP AND MELINDA A. MCGARRAH SHARP, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JANA KRAMER , SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 108 ON THE PLAN OF THE SUBDIVISION OF THE A.V.S. LINDSLEY 29 ACRE TRACT AS OF RECORD IN BOOK 57, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THOMAS C. MCGARRAH SHARP AND WIFE, MELINDA A. MCGARRAH SHARP BY WARRANTY DEED FROM ANDREA M. DELMOTTE, UNMARRIED, RECORDED ON THE 25TH DAY OF JULY, 2008 IN INSTRUMENT NO. 20080725-0076336, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 57, PAGE 66; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1511 Gartland Avenue, Nashville, Tennessee 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20100062199 DEEDWARR
Recvd: 10/01/10 14:53 2 pgs
Fees:13.00 Taxes:1172.90

20101001-0078658

Witness my/our hand(s) this 29th day of September, 2010.

Thomas C. McGarrah Sharp

Melinda A. McGarrah Sharp

STATE OF ~~Tennessee~~ Oklahoma
COUNTY OF ~~Davidson~~ Osage

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas C. McGarrah Sharp and Melinda A. McGarrah Sharp, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of September, 2010.

Gina Renee Robertson
Notary Public

My Commission Expires:

(SEAL)

GINA RENEE ROBERTSON
Notary Public
State of Oklahoma
Commission # 99014145
Expires: September 19, 2011

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903