Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100066469 DEEDWARR
Recvd: 10/20/10 10:36 2 pgs
Fees:13.00 Taxes:897.25
20101020-0083928

03-1009-36711

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $242,500.00

Affiant

Subscribed and sworn to before me, this 4th day of October, 2010.

Notary Public
My commission expires: 3-17-14

CAROL A. CLAWSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Marvin C. Gideon 760 Newberry Road Nashville TN 37205	Bank of America P.O. Box 619003 Dallas, TX 75261-9003	102-15-0-003

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, Tiffany T. Behrmann, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Marvin C. Gideon and Rachel Gideon, husband and wife, 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. 216 on the Plan of Brook Meade, Section VI, of record in Book 2331, Page 3, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tiffany T. Behrmann and husband, Matthew J. Behrmann, by deed from Ross Tackett and wife, Melissa Tackett, dated June 11, 2004, recorded June 17, 2004, of record in Instrument No. 20040617-0071913, Register's Office for Davidson County, Tennessee. By Agreed Final Decree of Divorce, Case No. 2008-29059. filed in the District Court, 247th Judicial District, Harris County, Texas, subject property was divested out of Matthew James Behrmann and vested in Tiffany Tarrant Behrmann. And by Quitclaim Deed of record in Instrument No. 20101020-0083926, Register's Office for Davidson County, Tennessee.

Tiffany T. Behrmann, Tiffany Tarrant Behrmann, Tiffany E. Tarrant all being one and the same person.

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 760 Newberry Road, 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, 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.

WITNESS my hand this 4th day of October, 2010.

Tiffany E. Tarrant
Tiffany E. Tarrant

by Angela Pickney O'Neil, atty in fact
By: Angela Pickney O'Neil, her attorney in fact

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 Angela Pickney O'Neil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he/she/they is/are the attorney in fact for Tiffany E. Tarrant and that she is authorized by Tiffany E. Tarrant to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, TN, this 4th day of October, 2010.

Diane K. Mann
Notary Public at Large

My commission expires:

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013