WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100069078 DEEDWARR
Recvd: 11/01/10 13:40 2 pgs
Fees:13.00 Taxes:1517.00
20101101-0087238

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$410,000.00.**

Affiant

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

Notary Public

My commission expires: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mark A. Muth	Tennessee Bank & Trust	**Map 118-14, Parcel 004.00**
3511 General Hood Trail	330 Mayfield Dr., C-6	
Nashville, TN 37204	Franklin TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael L. Todd, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark A. Muth, an unmarried man

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. 66 on the Plan of Woodmont Boulevard Section of Marengo Park, of record in Book 1130, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Allyson M. Todd by Deed from Myrtis H. Todd, a widow, of record in Book 11369, Page 671, dated March 1, 1999, Register's Office for Davidson County, Tennessee. The property was further conveyed to Michael L. Todd and wife, Allyson M. Todd by Quitclaim Deed of record in Instrument No. 20050329-0033432, dated March 18, 2005, Register's Office for Davidson County, Tennessee. The said Allyson M. Todd having since died and the property is vested in Michael L. Todd, as the surviving tenant by the entirety.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is improved (__X__) Unimproved (____) property, known as **3511 General Hood Trail, Nashville, TN 37204**

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 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 my/our hand(s) this **27th** day of **October, 2010.**

Michael L. Todd

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Michael L. Todd,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **October, 2010.**

Notary Public



My Commission Expires: 2/24/13

Record & Return To:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

File No. AUW-10-3511