BILL GARRETT, Davidson County
Trans:T20100069456 DEEDWARR
Recvd: 11/02/10 11:28 2 pgs
Fees:13.00 Taxes:592.00
20101102-0087720

This instrument prepared by: Fearnley & Califf, PLLC - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of October, 2010, by and between Angela Crowe, unmarried, party of the first part, and Jacob S Stielow and wife, Brianna Murnane, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 126 on the plan of Section Five, Bradford Hills of record in Book 7900, Page 6 and Book 7900, Pages 287 and 288, Register's Office of said County, to which plan reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Angela Crowe, by virtue of that certain Warranty Deed dated May 30, 2002, at Instrument No. 20020610-0069879, re-recorded at Instrument No. 20020718-0086768 and Quit Claim Deed at Instrument No. 20020610-0069883, re-recorded at Instrument No. 20020624-0015713 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Angela Crowe
Angela Crowe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Angela Crowe, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of October, 2010.

Notary Public

comm exp:
9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-8-13

Property Owner & Address: Jacob S Stielow and wife, Brianna Murnane

5509 Seesaw Road
Nashville, TN 37211

Tax Parcel No 172120A08300CO

Property Address: 5509 Seesaw Road
Nashville, TN 37211

MAIL TAX
BILLS TO:
Regions Bank d/b/a
Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $160,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of October, 2010.

Notary Public

My Commission Expires:

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 12/08/2010
COUNTY OF WILLIAMSON