BILL GARRETT, Davidson County
Trans:T20100075586 DEEDWARR
Recvd: 12/01/10 11:05 2 pgs
Fees:13.00 Taxes:475.45
20101201-0095462

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-1037

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS
128,500.00 .

Affiant

PAIGE B. MAYERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: NOVEMBER 21, 2010

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE19th day of November, 2010

Notary Public
Commission Expires:
11-21-2010

ADDRESS OF NEW OWNER:
Barbara Ewa Griffin
1209 Jackson's Hill Road
Hermitage, TN 37076

SEND TAX BILLS TO:
F&M Bank
10 Cadillac Way
Ste 100
Brentwood TN 37027

MAP & PARCEL
086-07-0-079.00

WARRANTY DEED

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

Marta L. Sanchez

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Barbara Ewa Griffin , a married woman

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 Number 114 on the plan of the subdivision of Lots 75-77 and 112-114, Phase II, Jackson Retreat o frecord in Plat Book 6250, Page 194, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marta L. Sanchez, by Warranty Deed, from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument # 20011212-0137294, Register's Office for Davidson County, Tennessee, dated December 5, 2001 and recorded December 12, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: 1209 Jackson's Hill Road Hermitage TN 37076.

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 and assigns forever; and we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19 day of November, 2010

Marta L. Sanchez

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marta L. Sanchez, 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 at Smyrna, Tennessee this 19th day of November, 2010.

Notary Public

Commission Expires:

JOSHUA A. TERRY
NOTARY PUBLIC AT LARGE
My Comm. Expires Feb. 20, 2012
WILLIAMSON COUNTY, TENN.

When recorded, please return to
Realty Title and Escrow Co., Inc.
599 Sam Ridley Pkwy W #103
Smyrna TN 37167