WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00

Affiant

Subscribed and sworn to before me, this 14th day of January, 2011.

Notary Public

MY COMMISSION EXPIRES: 8-2013

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julieanne M. O'Hara	Guaranty Trust Company	146-16-O
(NAME)	(NAME)	(MAP)
404 Landon Drive	316 Robert Rose Drive	081
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37220	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Deanna Faye Hill Smith, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Julieanne M. O'Hara, unmarried,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 116, on the Plan of Brentwood Hall, Section V, of record in Plat Book 2133, page 127, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Deanna Faye Hill Smith, by deed dated March 30, 2005, from Lori Gribble and Lisa Bridges, of record in Instrument No. 20050413-0041057, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 404 Landon Drive, Nashville, Tennessee 37220

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 do 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 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 14th day of January, 2011.

Deanna Faye Hill Smith

BILL GARRETT, Davidson County
Trans:T20110004250 DEEDWARR
Recvd: 01/21/11 12:11 2 pgs
Fees:13.00 Taxes:878.75
20110121-0006026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Deanna Faye Hill Smith; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 14th day of January, 2011.

Notary Public

My Commission Expires:

