PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 5/8/2012

STATE OF TENNESSEE }
COUNTY OF Williamson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF January 2011.

NOTARY PUBLIC

My Commission expires: 5/8/2012

THIS INSTRUMENT PREPARED BY:
MOUNTAIN LAW GROUP, LLC
1616 WESTGATE CIRCLE, BRENTWOOD TN 37027
Telephone: 615.844.6161 Facsimile: 888.422.5090

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
John Paddison & Teresa George 1027 Fairwin Avenue Nashville, TN 37216	John Paddison 926 Van Leer Drive Nashville, TN 37220	072-10-0-110.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, we,

Sue Rabin, an unmarried woman

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto

John Paddison and Teresa George, husband and wife

hereinafter called the **GRANTEES**, their successors, heirs and assigns, all of **GRANTORS'** right, title and interest in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 8 on the Plan of Eskridge Subdivision of Part of the W.B. Franklin Property, of record in Book 547, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Sue Rabin, an unmarried woman, by warranty deed from Irene M. Klueter and husband, R. F. Klueter, of record, recorded August 8, 2006, in Instrument No. 20060808-0097286, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities and other matters of record.

BILL GARRETT, Davidson County
Trans:T20110011369 DEEDWARR
Recvd: 02/24/11 11:04 2 pgs
Fees:13.00 Taxes:364.45
20110224-0015212

County and/or City taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 1027 Fairwin Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances, estate, title, hereditaments and interest thereto belonging to the said **GRANTEES**, their heirs, successors and assigns in fee simple forever.

GRANTORS covenant with said **GRANTEES** that **GRANTORS** are lawfully seized and possessed of said land in fee simple, have full power and lawful authority to sell and convey the same, and that the same is free, clear and unencumbered, unless otherwise set out herein. **GRANTORS** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, its successors 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.

IN WITNESS WHEREOF, **GRANTORS** have caused this instrument to be executed on this 28th day of JANUARY, 2011.

"**GRANTORS**"

Sue Rabin

ACKNOWLEDGMENT: All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF CALIFORNIA)
CCOUNTY OF ORANGE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Sue Rabin, the within named bargainor/~~s,~~ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person/~~s~~ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of JANUARY, 2011.

My commission expires: NOV 19, 2014
{Seal}

Notary Public

ANNE C. MATTISON
COMM. #1909980
Notary Public · California
Orange County
My Comm. Expires Nov. 19, 2014