BILL GARRETT, Davidson County
Trans:T20110011903 DEEDWARR
Recvd: 02/28/11 10:55 4 pgs
Fees:22.00 Taxes:0.00
20110228-0015857

THIS INSTRUMENT PREPARED BY:
National Deed Network
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

New Owner(s) Address and mail tax statements to:
DIANA BRILEY
1220 HARPETH LAKE COURT
NASHVILLE, TN 37221
Customer Reference Number NTN-1136186

Property Tax ID#: 143 13 OB 209.00

WARRANTY DEED

This instrument, made and entered into on this the 18 day of February, 2011, by and between DIANA BRILEY F/K/A DIANA SMITH, Married To, PHILIP D. BRILEY, Grantor, and DIANA BRILEY, PHILIP D. BRILEY, HUSBAND & WIFE, TENANTS BY THE ENTIRETY WITH RIGHTS OF SURVIVORSHIP, whose address is 1220 HARPETH LAKE COURT, NASHVILLE, TN 37221, Grantee.

Witnesseth:

That for and in consideration of the sum of $ 0.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 1220 HARPETH LAKE COURT, NASHVILLE, TN 37221

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantor's successors and assigns, that Grantor has lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

Diana Briley F/K/A Diana Smith
DIANA BRILEY F/K/A DIANA SMITH

Philip D. Briley
PHILIP D. BRILEY

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, DIANA BRILEY F/K/A DIANA SMITH, Married To, PHILIP D. BRILEY, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 18 day of February, 2011.

Notary Public
My Commission Expires 4th November 2013

JOSEPH KAROVICS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 0, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Diana Briley
Affiant

Subscribed and sworn to before me this the 18 day of February, 2011.

Notary Public
My Commission Expires: 4th November 2013

JOSEPH KAROVICS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and Address of Property Owner:
Diana and Philip Briley
1220 Harpeth Lake Court
Nashville, TN 37221

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
American Bank
9001 Edmonston Rd, Ste 199
Greenbelt, MD 20770

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

"Exhibit A"

Being Lot 207, on the Plan of Phase 5-B, Riverside Subdivision, of record in 20030212-0019415, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property or a portion of the same property conveyed to Diana Smith by Instrument dated March 01, 2006 from Calvin Smith filed on March 06, 2006 as Document Number 20060306-0025550 in the Davidson County records.

The said Diana Smith having since married and is now known as Diana Briley