BILL GARRETT, Davidson County
Trans:T20110015821 DEEDWARR
Recvd: 03/17/11 09:55 2 pgs
Fees:13.00 Taxes:664.89
20110317-0020914

This instrument was prepared by:

Overland Title Company, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2011030004

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $179,700.00

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

Sworn to and subscribed before me this 14th day of March, 2011.

Affiant

Notary Public

Comm. Exp 9/3/2012

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
R. Mark Dougall, Trustee 106 Mission Court, Suite 1002 Franklin, TN 37067	New Owner	Map 087-01-B Parcel 5.00C0

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Marvin G. Blanton and wife, Anna K. Blanton**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **R. Mark Dougall, Trustee of the Sterling Family Trust dated March 11, 2011**, hereinafter called the Grantee, his successors and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, bing Lot No. 5 on the Revised Plat for Monticello, a Cluster Lot Development, of record in Instrument 200604170043313, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marvin G. Blanton and wife Anna K. Blanton by deed from Fifth Third Bank, NA of record in Instrument 200909010081980, Register's Office for Davidson County, Tennessee, dated July 1, 2009.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __x_ Grantee.

This is improved property known as **2005 Rachaels Spring Road, Hermitage, TN 37076.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of March, 2011.

Marvin G. Blanton

Anna K. Blanton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Marvin G. Blanton and wife, Anna K. Blanton**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 14th day of March, 2011.

Notary Public

My Commission Expires: 9/3/2012

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012