File 23131-8

BOX 14-A

BILL GARRETT, Davidson County
Trans:T20110018671 DEEDWARR
Recvd: 03/31/11 08:24 2 pgs
Fees:13.00 Taxes:887.63
20110331-0024576

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Sara Donahoe

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 2011.

Diana Aubin
Notary Public

MY COMMISSION EXPIRES: November 28, 2011

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
ANDREW AND SARA DONAHOE	SYNOVUS MORTGAGE CORP.	142-13-0-B/218.00 CO
(NAME) 1421 S. GLENLEIGH COURT	(NAME) 2204 LAKESHORE DRIVE, SUITE 325	
(ADDRESS) NASHVILLE, TN 37221	(ADDRESS) BIRMINGHAM, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, JEFFREY STEPHEN BALITSOS, A MARRIED MAN, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANDREW T. DONAHOE AND SARA A. DONAHOE, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 236 ON THE FINAL PLAT OF RIVERSIDE SUBDIVISION, PHASE SIX, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN INSTRUMENT NO. 20050215-0016980, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY STEPHEN BALITSOS BY WARRANTY DEED FROM ROCHFORD REALTY AND CONSTRUCTION CO., INC., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO. 20060412-0042256, RECORDED ON APRIL 12, 2006, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE FOR THE GRANTOR'S SPOUSE.

This is improved property, known as 1421 S. GLENLEIGH COURT, NASHVILLE, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 29th day of March, 2011.

Jeffrey Stephen Balitsos by Shannon C. Balitsos Attorney-in-Fact

JEFFREY STEPHEN BALITSOS
BY: SHANNON C. BALITSOS, AS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, SHANNON C. BALITSOS, AS ATTORNEY IN FACT FOR JEFFREY STEPHEN BALITSOS, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 29th day of March, 2011.

NOTARY PUBLIC
My commission expires: 9-18-12

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY