Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #11-1064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennie-Blair C. Ward, and husband, Bryan K. Ward**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carol B. Rutledge, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 73, on the Plan of Phase Three, Heritage Meadows, of record in Plat Book 9700, Page 984, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jennie-Blair C. Ward and husband, Bryan K. Ward by Warranty deed from Frank Batson Homes, Inc. dated 6/9/00 of record in Inst. No. 200006090058003 and re-recordeded 7/5/00 in Inst. No. 200007050066599, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1460 Stoner Ridge, Hermitage TN, 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of March, 2011.

Jennie-Blair C. Ward

Bryan K. Ward

BILL GARRETT, Davidson County
Trans:T20110019509 DEEDWARR
Recvd: 04/04/11 12:14 2 pgs
Fees:13.00 Taxes:654.90
20110404-0025662

State of Tennessee)
County of Davidson)

On this 31st day of March, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jennie-Blair C. Ward and Bryan K. Ward, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 177,000.00.**

Affiant

Sworn and subscribed before me on this the 31st day of March, 2011.

Notary Public

My Commission Expires: 11·5·2012

LISSA GROOM NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Carol B. Rutledge 1460 Stoner Ridge Hermitage, TN 37076	Bank of America 7105 Corporate Dr. TX2-973-02-05 Plano, TX 75024	75-11-0-A-78CO