RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 29991
(Davidson County File Box 9-B)

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $272,000.00

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this 8th day of April, 2011.

Notary Public
My commission expires:
My Commission Expires NOV. 7, 2011

03-1103-36999

Address of New Owner:	Send Tax Bills to:	Tax Information
Karen F. Nanney 4913 Aviemore Drive Nashville TN 37220	Suntrust Mtg. Inc. 1001 Semmes Ave. Richmond, VA 23224	161-01-0 -B-046.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sybil McLain, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Karen F. Nanney, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 116, on the Plan of Phase One, Section Two, Aberdeen Woods, of record in Book 9700, Page 739, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sybil McLain by deed from Keith M. Willocks and wife, Kristin Willocks, dated May 12, 2006, recorded May 19, 2006, in Instrument No. 20060519-0059129, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4913 Aviemore Drive, Nashville, TN 37220

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

BILL GARRETT, Davidson County
Trans:T20110021496 DEEDWARR
Recvd: 04/12/11 10:19 2 pgs
Fees:13.00 Taxes:1006.40
20110412-0028130

WITNESS my hand this 8 day of April, 2011.

Sybil McLain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sybil McLain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 8th day of April, 2011.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission expires 02/11/13