This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Todd G. Forgie et ux
5244 Almadale Circle
Brentwood, TN 37027

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Guaranty Trust Company
316 Robert Rose Drive, P.O. Box 1218
Murfreesboro, TN 37129

MAP & PARCEL
171040A02300CO

BILL GARRETT, Davidson County
Trans:T20110023923 DEEDWARR
Recvd: 04/25/11 11:17 2 pgs
Fees:13.00 Taxes:1074.85
20110425-0031269

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Eugene P. Reese, III, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Todd G. Forgie and wife, Denise W. Forgie**, hereinafter called the "GRANTEES", their heirs 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. 23**, on the **Plan of Brownstone, a Planned Unit Development, Section One**, of record in Plat Book 9700, pages 496 and 497, Register's Office for DAVIDSON County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Eugene P. Reese, III, unmarried, by Warranty Deed dated May 31, 2007, from Charles Gerald Pruitt and Sylvia V. Pruitt, husband and wife, appearing of record in Instrument #20070601-0065404, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **5244 Almadale Circle, Brentwood, Tennessee 37027.**

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 and assigns, forever, and, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 MY HAND, this the **22nd** day of **April, 2011**.

Eugene P. Reese, III

STATE OF TENNESSEE)
ss:
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Eugene P. Reese, III, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of April, 2011.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 8/18/2012

STATE OF TENNESSEE)
ss:
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $290,500.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of April, 2011.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 8/18/2012