RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN110227

BILL GARRETT, Davidson County
Trans: T20110025761 DEEDWARR
Recvd: 05/02/11 13:43 2 pgs
Fees: 13.00 Taxes: 362.60
20110502-0033422

WARRANTY DEED

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2011.

NOTARY PUBLIC

My commission expires: 1-9-12

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole M. McLaurine 425 Lemont Drive Nashville, TN 37216	Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37216	061-05-0A-034.00

FOR AND IN CONSIDERATION of the sum of Ninety Eight Thousand and 00/100 Dollars ($98,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL D. MURRIAN AND WIFE, JANET E. MURRIAN, BY AND THROUGH MY LAWFUL ATTORNEY-IN-FACT, MICHAEL D. MURRIAN**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **NICOLE M. MCLAURINE, UNMARRIED,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 106 Condominium Site Plat, Phase I of Poplar Glen of record in Plat Book 6900, Page 646, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Michael D. Murrian and Janet E. Murrian, husband and wife, by Quitclaim Deed from Michael D. Murrian and Janet E. Smith, (now Murrian), dated February 17, 1994, recorded March 1, 1994 in Book 9262, page 308, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

Power of Attorney of record in Instrument 20110502-0033421, said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2011 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 29th day of April, 2011.

MICHAEL D. MURRIAN

Janet Murrian by Michael Murrian Attorney-in-Fact

JANET E. MURRIAN BY MICHAEL D. MURRIAN, HER ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 29th day of April, 2011 before me, appeared Michael D. Murrian, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Janet E. Murrian, and that said instrument was signed in behalf of the said Janet E. Murrian by himself as her attorney-in-fact.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 8/16/14

JANE GRAZER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Michael D. Murrian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of April, 2011.

Notary Public

My commission expires: 8/16/14

JANE GRAZER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY