WARRANTY DEED

P-FC-11-0405

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 10-16-11

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title / Cool Springs Office
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifford J. Nuttall, IV	Franklin American Mortgage	
405 High Point Terrace	501 Corporate Centre Drive, Suite 400	
Brentwood, TN 37027	Franklin, TN 37067	181100D00100CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JASON T. GARRETT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CLIFFORD J. NUTTALL, IV AND ALICE R. NUTTALL, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 1 on the Final Plat for Jackson Valley Subdivision, Section One, of record in Instrument No. 20070808-0094664, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to JASON T. GARRETT by Deed from TOUCHSTONE BUILDERS, INC., dated 09/30/2009 and filed for record on 10/05/2009 in Instrument 200910050092203, Register's Office for DAVIDSON County, Tennessee.

unimproved ( )
This is improved (X) property, known as 405 HIGH POINT TERRACE, BRENTWOOD, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this 15th day of June, 2011.

Jason T. Garrett

BILL GARRETT, Davidson County
Trans:T20110036053 DEEDWARR
Recvd: 06/16/11 10:28 2 pgs
Fees:13.00 Taxes:1135.90
20110616-0046186

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 15th day of June, 2011, before me personally appeared Jason T. Garrett to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of June, 2011.

Notary Public

My Commission Expires: 10-16-11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title / Cool Springs Office
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959