WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110039264 DEEDWARR
Recvd: 06/30/11 12:08 2 pgs
Fees:13.00 Taxes:1628.00
20110630-0050148

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $440,000.00.

Affiant

Subscribed and sworn to me on June 28, 2011.

NOTARY PUBLIC

My Commission Expires: November 28, 2011

DIANA AUBIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Scott Chappell Greer Stephanie Alyne Armistead 178 Kenner Ave Nashville, TN 37205	SunTrust Mortgage 1001 Semmes Ave. Richmond, VA 23224	116-04-0 041.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Terrah Foster, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Scott Chappell Greer, unmarried, as to an undivided 50% interest, and Stephanie Alyne Armistead, unmarried, as to an undivided 50% interest, as Joint Tenants with Right of Survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being the southerly ½ of Lot No. 23 on the Map of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 50 feet on the easterly side of Kenner Avenue and runs back 152.75 feet, more or less, on the northerly line, and 149.5 feet, more or less, on the southerly line to the westerly line of a 10-foot reserved strip and measures approximately 50.08 feet thereon.

Being the same property conveyed to Terrah Foster, a single woman by Warranty Deed from Bryan Church, married, dated December 30, 2008 and recorded in Instrument No. 20081231-0124044, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 Davidson County and subsequent taxes are assumed by the Grantees; and
2. All matters appearing on the Plan of record in Book 421, page 100, Register's Office for Davidson County, Tennessee; and
3. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3965, page 882, said Register's Office; and
4. Notice of Completion of record in Instrument No. 20090804-0073029, said Register's Office; and
5. Restrictive Covenant for Detached Structure of record in Instrument No. 20091124-0108150, said Register's Office; and
6. Scrivenor's Affidavit of record in Instrument No. 20091113-0104928, said Register's Office; and
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 178 Kenner Ave, Nashville, TN 37215.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that she 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 herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on June 28, 2011.

Terrah Foster

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 28, 2011, before me personally appeared Terrah Foster, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on June 28, 2011.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY