WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110046418 DEEDWARR
Recvd: 08/01/11 10:16 2 pgs
Fees:13.00 Taxes:721.50
20110801-0058614

BOX 10-A

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Subscribed and Sworn to before me, this 29th day of July, 2011.

Notary Public

My commission expires:

KATHERINE SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Jo-David Keith 5381 Windypine Drive Nashville, TN 37211	Wells Fargo Bank, N.A. 10401 Deerwood Park Blvd Bldg 1, 4th Floor Jacksonville, FL 32256	172030A10600CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James W. Fuller, Jr., married,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Jo-David Keith, unmaried**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 106 on the Plan of The Woodlands, Phase 1, Section 1, of record in Plat Book 6900, pages 498 & 499, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James W. Fuller, Jr. by deed from Oscar B. Hofstetter, III and wife, E. Kay Anderson a/k/a/ Kay E. Anderson of record in Instrument No. 20040728-0090279, Register's Office for Davidson County, Tennessee.

Kristin M. Fuller joins in executing this deed to convey any marital interest she may have in said property.

Taxes for the year 2011 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 6900, Pages 498 & 499, said Register's Office.

Subject to covenants, conditions and restrictions of record in Book 7334, Page 109; Book 7408, page 250; and Book 7516, page 37, said Register's Office.

This is (x) improved ( ) unimproved property known as 5381 Windypine Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 this 29th day of July, 2011.

James W. Fuller, Jr.

Kristin M. Fuller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **James W. Fuller, Jr.*** the within named bargainor, 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.

* and Kristin M. Fuller

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of July, 2011.

Notary Public

My Commission Expires: 4/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY