Return To and
Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2011.

Notary Public
My commission expires: 9/3/12

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

02-1107-47457

Address of New Owner:	Send Tax Bills to:	Tax Information
Jarrod Chase McGrady 1068 Beech Tree Lane Brentwood TN 37027	New Owner	171-08-0-A-045.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Steven K. Gallaway and wife, Marilynn G. Gallaway, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jarrod Chase McGrady and wife, Irgla S. Hinojosa-McGrady, hereinafter called the Grantees, their successors 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. 45, on the Plan of Cottonport Plantation, Phase II, of record in Plat Book 6900, Page 950, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven K. Gallaway and wife, Marilynn G. Gallaway, by deed from Robert H. Woody and wife, Jane D. Woody, recorded August 22, 2003 of record in Instrument No. 20030822-0122293, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1068 Beech Tree Lane, Brentwood, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

BILL GARRETT, Davidson County
Trans:T20110047839 DEEDWARR
Recvd: 08/05/11 08:50 2 pgs
Fees:13.00 Taxes:1036.00
20110805-0060279

WITNESS my hand this 29th day of July, 2011.

Steven K. Gallaway by Whitney Srouji Attorney in Fact

Steven K. Gallaway by Whitney Srouji,
Attorney In Fact

Marilynn G. Gallaway by Whitney Srouji Attorney in Fact

Marilynn G. Gallaway by Whitney Srouji
Attorney In Fact

STATE OF TN
COUNTY OF WILLIAMSON

On this 29th day of July, 2011, before me personally appeared Whitney Srouji, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Steven K. Gallaway and Marilynn G. Gallaway, and who acknowledged that s/he executed the same as the free act and deed of said Steven K. Gallaway and Marilynn G. Gallaway.

WITNESS my hand, at office, this 29th day of July, 2011.

Notary Public

My commission expires: 9/3/12

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY