THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 11070787** Record + Return to	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $172,000.00. Affiant Subscribed and sworn to before me, this 12th day of August, 2011. Notary Public My Commission Expires: 6.30.14

Lisa M Sheppard
State of Tennessee
Notary Public
Rutherford County

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215
BILL GARRETT, Davidson County
Trans:T20110050855 DEEDWARR
Recvd: 08/18/11 10:05 2 pgs
Fees:13.00 Taxes:636.40
20110818-0063866

WARRANTY DEED

Address New Owner: Mary Allison Brown 5511 Hill Court Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-09-78.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennie M. Carey n/k/a Jennie Billo, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Allison Brown unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 56A on the Plan of Zone Lot Division of Lot 56, Brentwood Meadows, Section 3, as of record in Book 6250, page 555, amended in Book 6900, page 79, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jennie M. Carey by deed from Marsha M. Pierce, a single person of record in Book 11285, page 513, Register's Office for Davidson County, Tennessee, dated December 21, 1998.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2011 a lien, not yet due and payable.

All matters shown on the Plan of record in Book 6250, page 555, as amended in Book 6900, page 79, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 7004, Page 77, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Rights or interests of adjoining owners in and to any party walls.

Dedication Easement for driveway purposes across the front portion of said lot in Book 7004, page 77, Register's Office for Davidson County, Tennessee.

This is improved property located at 5511 Hill Court Nashville TN 37220

***John Billo, spouse of Jennie M. Carey n/k/a Jennie Billo, joins in this conveyance to convey any and all interest in said property.**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of August, 2011.

Jennie M. Carey n/k/a Jennie Billo

John Billo by Jennie M Carey n/k/a Jennie Billo as attorney in fact

John Billo by Jennie M. Carey n/k/a Jennie Billo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennie M. Carey n/k/a and Jennie Billo, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jennie M Carey n/k/a Jennie Billo,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for John Billo,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12th day of August, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014