This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW11426

Send Tax Bills To:
Flagship Mortgage Corporation
100 Old Wilson Road, Suite 207
Worthington, OH 43085

New Owner is:
Allison Stillwell
812 Beth Drive
Nashville, TN 37206

BILL GARRETT, Davidson County
Trans:T20110054635 DEEDWARR
Recvd: 09/02/11 13:54 2 pgs
Fees:13.00 Taxes:492.08
20110902-0068374

MAP: 084-09-0
PARCEL: 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Entrust Tennessee, Inc. FBO Donald T. Nichols IRA**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Allison Stillwell, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: 812 Beth Drive Nashville, TN 37206

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 13 on the Plan of East Towne, Section 1, of record in Book 3700, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Entrust Tennessee, Inc. FBO Donald T. Nichols IRA, by Warranty Deed from Jean S. Nicholas, dated 8/20/10 and recorded 8/30/10 in Instrument No. 20100830-0068643, and being the same property previously conveyed to Jean S. Nicholas by Warranty Deed from James T. Searcy, Sr. and wife, Joyce L. Searcy, dated 7/28/88 and recorded 8/1/88 in Book 7614, page 612, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31 day of August, 2011.

GRANTOR:

Entrust Tennessee, Inc.

BY: _____
William P. Gulas
ITS: President and Secretary/Treasurer

ACKNOWLEDGEMENT

STATE OF ~~TENNESSEE~~ Alabama)
COUNTY OF Shelby)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **William P. Gulas,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the President and Secretary/ Treasurer of the **Entrust Tennessee, Inc.** the within named bargainor, and that he/she as such President and Secretary/Treasurer, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 31 day of August, 2011.

NICOLE MITCHELL NOTARY PUBLIC STATE AT LARGE

_____
NOTARY PUBLIC

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 2, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $132,995.00.

_____
Affiant

SWORN TO and subscribed before me this 31st day of September, 2011.

_____
NOTARY PUBLIC

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

MARGARET R. MEANS STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: _____