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

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $134,000.00

Affiant

Subscribed and sworn to before me, this 15th day of September, 2011.

Notary Public
My commission expires:

02-1108-47526

Address of New Owner:	Send Tax Bills to:	Tax Information
Charity Mulhern 259 Timmons Street Nashville TN 37211	Same	119-14-0-078.00

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, Matthew C. Tidwell, unmarried, and Louis J. Catignani, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charity Mulhern, 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. 30, on the Plan of Woodbine Courts, Part One, of record in Plat Book 1130, Page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew C. Tidwell and Louis J. Catigngni, by deed from JPMC Speciality Mortgage. LLC, dated May 4, 2011 recorded May 18, 2011 of record in Instrument No. 20110518-0038126, said Register's Office. The subject property is neither the principal residence of Grantors nor their spouses or any dependents.

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 259 Timmons Street, Nashville, TN 37211

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:T20110058200 DEEDWARR
Recvd: 09/20/11 08:57 2 pgs
Fees:13.00 Taxes:495.80
20110920-0072648

WITNESS my hand this 15th day of September, 2011.

Matthew C. Tidwell

Louis J. Catignani

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matthew C. Tidwell and Louis J. Catignani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 15th day of September, 2011.

Notary Public
State of Tennessee at Large

My Commission expires

1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON