Record and Return
Tennessee Title Services
131 Saundersville Rd S212
Hendersonville, TN 37075

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110059358 DEEDWARR
Recvd: 09/23/11 14:43 2 pgs
Fees:13.00 Taxes:436.23
20110923-0073967

ADDRESS NEW OWNER:
Geoffrey John Dreaddy
8221 Ramstone Way
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Mortgage, Inc.
401 Commerce Street, Ste 6100
Nashville, Tennessee 37219

MAP 182-6
GROUP A
PARCEL 191.00co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bobby W. Fowler, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Geoffrey John Dreaddy, unmarried**, hereinafter called the GRANTEE, his heirs 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. 186 on the Plan of Final Plat, Old Hickory Hills, Phase Two, Section Three, of record in Inst. No. 20040420-0044507, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Bobby W. Fowler, unmarried by deed dated October 20, 2004 from Greenvale Comstruction, LLC, a Tennessee Limited Liability Company of record in Instrument no. 20041108-0134367, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **8221 Ramstone Way, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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.

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

Bobby W. Fowler

Bobby W. Fowler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Bobby W. Fowler, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

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

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $117,900.00.

AFFIANT

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

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie
NOTARY PUBLIC

My Commission Expires: 10-23-12