PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of September, 2011 by and between **Mary E. Guenther, unmarried**, hereinafter referred to as GRANTOR, and **Gary G. Elliott and wife, Eileen A. Elliott**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Hermitage, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 22 on the plan of Hunter's Hill, Section 1, as of record in Plat Book 5800 at page 350, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This conveyance is subject to the following:

All matters appearing on the plan of Hunter's Hill, Section 1, of record in Plat Book 5800, Page 350, Register's Office for said County.

Restrictive Covenants contained in instrument of record in Book 6215, page 881 as amended in Book 6223, page 335 and Book 6489, page 932, Register's Office for said County.

Being the same property conveyed to Mary E. Guenther, unmarried by Warranty Deed from Roger F. Barnes and wife, Cynthia A. Barnes, dated August 29, 1997, recorded September 2, 1997, of record in Book 10588, page 794, Register's Office for Davidson County, Tennessee.

This is [XX]improved [ ]unimproved property known as: 718 Albany Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Mary E. Guenther

BILL GARRETT, Davidson County
Trans:T20110060020 DEEDWARR
Recvd: 09/27/11 14:22 2 pgs
Fees:13.00 Taxes:388.50
20110927-0074839

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Mary E. Guenther, unmarried, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 23rd day of September, 2011.

Susan L Jackson
Notary Public

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 26, 2015

My Commission Expires:_____

Name and Address of Property Owner:
Gary G. Elliott and Eileen A. Elliott
718 Albany Drive
Hermitage, TN 37076

Send Tax Statements to:

Flagstar Bank
5151 Corporate Drive
Troy, MI 48098.

Map & Parcel 075.08-0-219.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $105,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Mayra Mercado
Affiant

Sworn to and subscribed before me, a Notary Public, this 23rd day of September, 2011.

Jennifer A Hoffman
Notary Public

JENNIFER A. HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/26/2015

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

11-1-201