Return to: Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11080969**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $119,000.00. Affiant Subscribed and sworn to before me, this30th day of August, 2011. Notary Public My Commission Expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

BILL GARRETT, Davidson County
Trans:T20110061587 DEEDWARR
Recvd: 10/04/11 09:45 2 pgs
Fees:13.00 Taxes:440.30
20111004-0076743

WARRANTY DEED

Address New Owner: Benjamin M. Surmi and Bonnie K. Surmi 939 W Greenwood Ave Nashville TN 37206	Send Tax Bills To: Bank of America 840 Crescent Ctr. Dr. #460 Franklin, TN 37206	Tax Parcel ID No. 08301000200

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, **Monument Property, Inc.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin M. Surmi and wife, Bonnie K. Surmi** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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

Being part of Lot No. 5 on the Plan of A. W. Johnson and G. F. Smith property, as of record in Book 38, Page 529, Register's Office for said County, described as follows:

Beginning at a point in the Northerly margin of West Greenwood Avenue; 400 feet Easterly from the Easterly margin of McFerrin Avenue; 394 feet more or less FM thence with said margin of West Greenwood Avenue, 91.6 feet to a point 50 feet Westerly from the Southwest corner of J. S. Alderson's property; thence Northerly parallel to said Alderson's property, 150 feet; thence Westerly 90.05 feet; thence Southerly 150 feet to the beginning.

Being the same property conveyed to Monument Property, Inc. by Warranty Deed from Ina Williams, recorded on the 3rd day of April, 2008 in Instrument No. 20080403-0033946, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF A. W. JOHNSON AND G. F. SMITH PROPERTY, as recorded in Deed Book 38, Page(s) 529.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 939 W Greenwood Ave Nashville TN 37206.

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 30th day of August, 2011.

Monument Property, Inc.

By: Darren Cioffi, Shareholder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darren Cioffi, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the shareholder in Monument Property, Inc., 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 30th day of August, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014