Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me this 13th day of October, 2011.

Notary Public
My Commission Expires: 7-25-2012

BILL GARRETT, Davidson County
Trans:T20110065779 DEEDWARR
Recvd: 10/20/11 13:42 2 pgs
Fees:13.00 Taxes:444.00
20111020-0081788

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

11-0345

Address of New Owner:	Send Tax Bills to:	Tax Information:
Donna S. Bain	SunTrust Mortgage, Inc.	141-6-D
3095 Harpeth Springs Drive	P.O. Box 79041	047.00 CO
Nashville, TN 37221	Baltmore, MD 21279	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **William J. DiDonato and Georgia M. DiDonato husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Donna S. Bain, an unmarried woman**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land located in Davidson County, Tennessee, being Unit No. 47 on the plan of Riverbridge Community, a planned unit development of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William J. DiDonato and Georgia M. DiDonato, husband and wife, by deed from Celeste Watson, unmarried, dated December 22, 2006, recorded in Instrument No. 20070105-0002315, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3095 Harpeth Springs Drive, Nashville, TN 37221.**

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness our hands this 11th day of October, 2011.

William J. DiDonato, by Brenda Wenk, atty in fact
William J. DiDonato, by Brenda Wenk, Attorney in Fact

Georgia M. DiDonato, by Brenda Wenk, atty in fact
Georgia M. DiDonato, by Brenda Wenk, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public, in and for said county and state, the within named **Brenda Wenk**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **William J. DiDonato and Georgia M. DiDonato** and that she is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Franklin, Tennessee, this 11th day of October, 2011.

LEE E. CRANFORD
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Lee E. Cranford, Notary Public
State of Tennessee at Large
My Commission Expires: 01/09/12