Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110077664 DEEDWARR
Recvd: 12/08/11 10:35 2 pgs
Fees:13.00 Taxes:567.95
20111208-0095824

R-VRES-11-216

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,500.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF December, 2011.

Notary Public

MY COMMISSION EXPIRES: 8.20.14
(AFFIX SEAL)

MELISSA A. BUTECHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earin V. Ratley	Fifth Third Mortgage Co. (NAME)	
216 Treutland Ave (ADDRESS)	5001 Kingsley Dr (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (CITY) (STATE) (ZIP)	082-11-032.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we SHANE A. EDWARDS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EARIN V. RATLEY, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 45 FEET OF LOT 59 ON THE MAP OF BRYAN'S ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, OF RECORD IN PLAT BOOK 21, PAGE 63, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 59 FRONTS 45 FEET ON THE SOUTH SIDE OF TREUTLAND STREET, OR AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO SHANE A. EDWARDS BY DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY AND GREGORY POLLARD OF RECORD IN INSTRUMENT NUMBER 20061204-0149148, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 30, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 21, PAGE 63; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 216 Treutland Ave, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 6th day of December, 2011.

X Shane A Edwards by Allison Edwards as attorney in fact
Shane A. Edwards by Allison Edwards as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of December, 2011, before me personally appeared Allison Edwards to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Shane A. Edwards, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Shane A. Edwards, unmarried.

Witness my hand and official seal, this the 6th day of December, 2011.

Notary Public

My Commission Expires:

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903