WARRANTY DEED

State of Tennessee)
County of Davidson)

G#23643-2

The actual consideration or value, whichever is greater, for this transfer is **$128,500.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2011.

Notary Public

My commission expires: 11-3-15

(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Eric Breedlove and Sarah R. Williams	Fifth Third Mortgage	**09511002800**
2317 Cloverdale Road	5001 Kingsley Dr	
Nashville, TN 37214	Cincinnati OH 45227	

BILL GARRETT, Davidson County
Trans:T20120000569 DEEDWARR
Recvd: 01/04/12 10:20 2 pgs
Fees:13.00 Taxes:475.45
20120104-0000699

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John B. Skinner and wife, Elizabeth D. Skinner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Breedlove and Sarah R. Williams, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 68 on the Plan of Merry Oaks Subdivision, as of record in Book 1835, Pages 67 and 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to John B. Skinner and wife, Elizabeth D. Skinner, by Warranty Deed and Irrevocable Durable Power of Attorney dated April 28, 1999, from Robert F. Lunsford, Jr., and wife, Ellen M. Lunsford, of record in Book 11482, Page 459, and Affidavit (Scrivener's Error Affidavit) dated December 12th, 2011, of record in Instrument No. 20111213-0096958, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and were paid by the Grantors herein.

This is improved property, known as: 2317 Cloverdale Rd, Nashville, TN 37214.

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 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 my/our hand(s) this **29th** day of **December, 2011.**

John B. Skinner

Elizabeth D. Skinner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **John B. Skinner and Elizabeth D. Skinner,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **December, 2011.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY