BILL GARRETT, Davidson County
Trans:T20120010529 DEEDWARR
Recvd: 02/13/12 09:43 2 pgs
Fees:13.00 Taxes:510.60
20120213-0012315

This instrument prepared by and return to: Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 10th day of February, 2012, by and between Ramon Heath Majors and Shannon Elizabeth Majors (formerly known as Shannon Elizabeth Wuerth), a married couple , party of the first part, and Sean C Ammell, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 100 on the Plan of Huntington Ridge Townhouses of record in Plat Book 9700, Page 846, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being all or part of the same property conveyed to Ramon Heath Majors and Shannon Elizabeth Wuerth, by virtue of that certain Warranty Deed dated July 25, 2005, at Instrument No. 20050726-0086869 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ramon Heath Majors by Shannon Elizabeth Majors, Attorney In Fact — Shannon Elizabeth Majors

Ramon Heath Majors, by Shannon Elizabeth Majors, Attorney In Fact

Shannon Elizabeth Majors

STATE OF TENNESSEE
COUNTY OF DAVIDSON
On this 10th day of February, 2012, before me personally appeared Shannon Elizabeth Majors, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Ramon Heath Majors and acknowledged that she executed the same as the free act and deed of the said Ramon Heath Majors.

WITNESS my hand, at office, this 10th day of February, 2012.

My Commission Expires: 09/08/13

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Shannon Elizabeth Majors, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of February, 2012.

Notary Public

My Commission Expires: 09/08/13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Sean C Ammell 477 Huntington Ridge Drive, Nashville, TN 37211
Tax Parcel No	161110A10000CO
Property Address:	477 Huntington Ridge Drive Nashville, TN 37211
MAIL TAX BILLS TO:	SunTrust Mortgage Inc PO Box 26527 Richmond, VA 23261

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $138,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 10th day of February, 2012.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY