This Instrument prepared by
and after recording return to:
KELLER, TURNER, RUTH, ANDREWS,
GHANEM & HELLER, PLLC
700 12TH AVENUE SOUTH, SUITE 302
NASHVILLE, TENNESSEE 37203

BILL GARRETT, Davidson County
Trans:T20120013283 DEEDWARR
Recvd: 02/23/12 11:10 2 pgs
Fees:13.00 Taxes:1080.40
20120223-0015776

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Jamie Lee **1335 Wexford Downs Lane** **Nashville, Tennessee 37211**	**Same**	**172140B23300CO**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Thomas Warren Giles Jr., a/k/a Thomas Giles, unmarried,** ("Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to Grantor, in hand paid by **Jamie Lee, unmarried,** ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

LAND in Davidson County, TN, BEING Lot No. 162, on the Subdivision Plat of Winfield Park, a Cluster Lot Development, Phase 2, Section 2, of record in Instrument No. 20030422-0052787, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to THOMAS GILES, UNMARRIED by deed from HERBERT W. GRAY, III AND ROBIN GRAY, HUSBAND AND WIFE, of record in Instrument No. 20100218-0012511, dated February 15, 2010, said Register's Office.

This is improved property commonly known as: **1335 Wexford Downs Lane, Nashville, Tennessee 37211.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto Grantee, her heirs, successors and assigns, forever.

Grantor, for himself and his heirs, successors and assigns covenants with Grantee that Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor has committed no act to encumber the Property; and that Grantee shall have quiet possession of the Property; and Grantor does hereby bind himself and his heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and her heirs, successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 15 day of February, 2012.

Thomas Warren Giles, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Thomas Warren Giles, Jr. a/k/a Thomas Giles** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office on February 15th, 2012.

JENNIFER S. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 6, 2014

Notary Public
My commission expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of this property, whichever is greater is $292,000.00.

Affiant

JENNIFER S. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 6, 2014

Sworn to and subscribed before me on February

Notary Public
My Commission Expires