Record and Return
Tennessee Title Services
131 Saundersville Rd #212
Hendersonville, TN 37075

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $146,790.00

Virginia D. Jeffrey
Affiant

Subscribed and sworn to before me, this 26th day of April, 2012.

Kim Gillespie
Notary Public
My commission expires: 02/11/13

03-1204-37653

Address of New Owner:	Send Tax Bills to:	Tax Information
Barbara L. Babb 1323 General George Patton Road Nashville TN 37221	Fifth Third Mortgage 5001 Kingsley Drive Cincinnati, OH 45227	142-09-0-E 109.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sarah Milligan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Barbara L. Babb, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 1323, together with carport designated as 1323-C on the plan of River Plantation, Section Seven, Phase One, of record in Book 5200, Pages 705-706, amended in Book 6392, Page 321, as shown on the Master Deed of record in Book 6226, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sarah Milligan by deed from James D. Nelson, Jr. and wife, Kelli N. Nelson, dated November 30, 2011, recorded December 1, 2011 in Instrument No. 20111201-0093500, Register's Office for Davidson County, Tennessee.

Subject property is not now and never has been the residence of the grantor herein, nor any spouse or assigns.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1323 General George Patton Road, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120031424 DEEDWARR
Recvd: 04/30/12 14:12 2 pgs
Fees:13.00 Taxes:542.79
20120430-0036804

WITNESS my hand this 26th day of April, 2012.

Sarah Milligan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sarah Milligan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 26th day of April, 2012.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission expires 02/11/13