NEW OWNER:

Courtney M. Dial
4102 Albert Drive
Nashville, Tennessee 37204

SEND TAX BILLS TO:
NEW OWNER

Map 132
Group 01-0-D
Parcel 002.00CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 12-0155

BILL GARRETT, Davidson County
Trans:T20120034593 DEEDWARR
Recvd: 05/10/12 11:08 2 pgs
Fees:13.00 Taxes:1924.00
20120510-0040553

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Two Thousand and 00/100 Dollars ($520,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN M. TOMLINSON and wife, STANCY C. TOMLINSON** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **COURTNEY M. DIAL unmarried woman,** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2, together with the appurtenant interest in the common elements of Greerland Townhomes, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20060914-0114202, Register's Office for Davidson County, Tennessee said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration and being located upon Lot No. 129 on the Plan of Rolling Meadows of record in Plat Book 1424, Pages 98 & 99, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John M. Tomlinson and wife, Stacney C. Tomlinson by Quitclaim Deed from John M. Tomlinson and wife, Stancy M. Tomlinson, dated October 30, 2006 and of record in Instrument No. 20061106-0137619, Register's Office for Davidson County, Tennessee. For further reference see Warranty Deed of record in Instrument No. 20061106-0137616.

This is IMPROVED property known as 4102 Albert Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 30th day of April, 2012.

JOHN M. TOMLINSON

STANCY C. TOMLINSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOHN M. TOMLINSON AND STANCY C. TOMLINSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 30th day of April, 2012.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

AFFIANT

Sworn to and subscribed to before me this 30th day of April, 2012.

NOTARY PUBLIC

My commission expires: 8-16-2015

CHRISTY MALONE-SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY