THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335
Fax: 615-369-8606
File No. 12-1313

BILL GARRETT, Davidson County
Trans:T20120038761 DEEDWARR
Recvd: 05/25/12 15:27 2 pgs
Fees:13.00 Taxes:1036.00
20120525-0045695

Property Address:
4108 Aberdeen Rd., Nashville, TN 37205
103-08-0 195.00

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jo Ellen Drennon, unmarried,** hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Hunter R. Ashwood and Molly J. Ashwood**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

BEING LOT NO. 15, Block "K", ON THE PLAN OF CHEROKEE PARK , SECTION THREE, as shown in Plan Book 843, Pages 2 and 3, Register's office for Davidson County, Tennessee, to which reference is made for the complete description.

Said Lot No. 15, Block "K", fronts 60 feet on the northerly margin of Aberdeen Road and extends back 163.90 feet on the easterly line and 147.06 feet on the westerly line to a dead line in the rear, measuring 74 feet thereon.

And being the same premises conveyed to Grantor by virtue of a general warranty deed from Jane Lea Johnson, dated January 5, 2000, and recorded January 7, 2000, Register's Office for Davidson County, Tennessee in Instrument No. 20000107-0002323.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 21st day of May, 2012.

_____{Seal}
Jo Ellen Drennon

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 21st day of May, 2012, before me the undersigned officer, personally appeared Jo Ellen Drennon, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she executed same as her free act and deed.

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

_____
Notary Public

My Commission expires: _____

Grantor's Name, Address, Phone:
Jo Ellen Drennon
7329 Bahne Rd
Fairview, TN 37062

Grantees' Name, Address, Phone:
Hunter R. Ashwood and Molly J. Ashwood
4108 Aberdeen Rd
Nashville, TN 37205

SEND TAX STATEMENTS TO Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle, Birmingham, AL 35244
CURRENT MAP & PARCEL NUMBER(S) 103-08-0 195.00

STATE OF Tennessee
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $280,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 21st day of May, 2012.

My Commission Expires:
01/07/2013

_____
Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.