THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30670-06-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: ~~$147,000.00~~. Affiant Subscribed and sworn to before me this 28th day of June, 2012. Notary Public My Commission Expires:

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

WARRANTY DEED

Address New Owner: Daniel Ashworth Melanie Shirley 2115 Dearborn Drive Nashville, TN 37214	**Send Tax Bills To:** Churchill Mortgage Corp. 761 Old Hickory Blvd. Ste 400 Brentwood, TN 37027	**Tax Information:** Map and Parcel No.: 095 010 018.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jacquelynn Erin Garlan (being the same person as Jacquelynn E. Garlan-Rabb)**, unmarried,("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Ashworth and Melanie Shirley, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2115 Dearborn Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of June, 2012.

Jacquelynn Erin Garlan

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jacquelynn Erin Garlan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2012.

Notary Public

My Commission Expires:

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

BILL GARRETT, Davidson County
Trans:T20120048387 DEEDWARR
Recvd: 07/02/12 09:30 2 pgs
Fees:13.00 Taxes:543.90

20120702-0057650

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Donelson Hills, as of record in Plat Book 2331, pages 22 and 23, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jacquelynn E. Garlan-Rabb and husband, John R. Rabb, by deed dated November 30, 2001, from Annie Bransford Butrum, unmarried, of record in Instrument No. 20011205-0133909, Register's Office for Davidson County, Tennessee. Being further conveyed to Jacquelynn Erin Garlan-Rabb (being the same person as Jacquelynn Garlan-Rabb) by Quitclaim Deed from John Robert Rabb in Instrument No. 20091112-0104503, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictive covenants contained in an instrument of record in Book 2396, page 365, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
2. All matters appearing on the Plan of record as Book 2331, pages 22 and 23, Register's Office for Davidson County, Tennessee.