BILL GARRETT, Davidson County
Trans:T20120076095 DEEDWARR
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Fees:13.00 Taxes:111.00
20121008-0091822

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Jason Browning C. Edward Litton, Jr. 1541 Campbell Road Goodlettsville, TN 37072	New Owner	060-01-0-030.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Rebecca Poole O'Saile (the "Grantor") has bargained and sold, and hereby transfers and conveys, to Jason Browning, a 15% undivided interest, and C. Edward Litton, Jr., an 85% undivided interest, their heirs and assigns (collectively, the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 24, SECTION 1, ALDRICH HEIGHTS, as shown on plat of record in Plat Book 2083, Page 76, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rebecca Poole by Special Warranty Deed from Federal Home Loan Mortgage Corporation, by Burrow Closing Management Corporation, its Attorney in Fact, recorded on the 2nd day of March, 2004 in Instrument No. 20040302-0023337, in the Register's Office of Davidson County, Tennessee.

The said Rebecca Poole is now known as Rebecca Poole O'Saile.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 440 Ewing Lane, Nashville, TN 37207.

Said property is conveyed subject to the following matters:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, ALDRICH HEIGHTS, as recorded in Plat Book 2083, Page(s) 76, Register's Office of Davidson County, Tennessee.

2. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2248, Page 498, said Register's Office.

3. Real Property Taxes for 2013 and ensuing years, not yet due and payable.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is

unencumbered. Grantor further covenants and binds itself and its heirs and representatives [successors] to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 5th day of October, 2012.

Rebecca Poole O'Saile

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $30,000.00.

Affiant

Sworn to and subscribed before me this 5th day of October, 2012.

Notary Public

My Commission Expires:
03/01/2016

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Rebecca Poole O'Saile, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of October, 2012.

Notary Public

My Commission Expires:
03/01/2016

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY