(1)

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20120082608 DEEDWARR
Recvd: 10/30/12 15:15 3 pgs
Fees:18.00 Taxes:1165.50
20121030-0099669

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
698455 434239-000102
Liz Barber

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Christopher Tedder	(NAME) NEW OWNER	132010G0010000
(STREET ADDRESS OR ROUTE NUMBER) 4149 Outer Drive	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, TN 37204	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Brooke Gilliford, a single woman have this day bargained and sold, and do hereby transfer and convey unto the said Christopher Tedder and Kristen Tedder, husband and wife the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF WILLIAMSON The actual consideration or value whichever is greater, for this transfer is $ 315,000.00

Affiant _____

Subscribed and sworn to before me this the 29th day of October 2012

Notary Public _____

My commission expires: 9-23-13
(Affix Seal)

ALICIA R. HAMILTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO.

This is unimproved ( ), known as 4149 Outer Drive, Nashville, TN 37204
improved (✓)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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

Witness our hand this 20th day of September, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Brooke Gilliford

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, J. Andrew Wiley, a Notary Public in and for said County and State, Brooke Gilliford, the within named bargainor Unmarried (fill in marital status), 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 20th day of September, 2012.

Notary Public
My Commission Expires: 1/19/14

(This area for official notarial seal)

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, , the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

(This area for official notarial seal)

Notary Public
My Commission Expires:

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 1, together with appurtenant interest in the common elements of Albert Townhomes, Horizontal Property Regime, with private elements, established by Declaration of Covenants,Conditions and Restrictions of record in Instrument 20070411-0043430, Register' s Office for Davidson County, Tennessee, said Unit being depicted on the Plan attached as Exhibit "B" to the aforementioned Declaration and being located upon Lot No. 166 on the Plan of Rolling Meadows of record in Book 1424, pages 98 and 99, amended in Book 9526, page 4, Register' s Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Brooke Gilliford, married, by Warranty Deed from Amanda L. Vann, unmarried, of record in Instrument No. 20100707-0053285, dated July 1, 2010, Register's Office for Davidson County, Tennessee.

MH&S File #: **120967JM**