

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00.

Sharon M. Brennan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March, 2013

Tracey Trumphour
NOTARY PUBLIC

My Commission Expires: 9.2.2013

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Sharon M. Brennan and Elsie C. Gardner 6301 Spera Pointe Crossing Hermitage, TN 37076	FirstBank 3500 Blue Lake Drive#325 Birmingham, AL 35243	98-5-B-12.00 CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JOYCE E. MARTIN, UNMARRIED

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

SHARON M. BRENNAN AND ELSIE C. GARDNER , both unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 12, as shown on the map entitled BayPointe Phase I, of record as Instrument No. 20000621-0061773, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOYCE E. MARTIN, by deed from FRANK J. ALVARADO, of record as Instrument No. 20070702-0078640, dated June 28, 2007, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20130025307 DEEDWARR
Recvd: 03/28/13 13:41 2 pgs
Fees:13.00 Taxes:832.13
20130328-0030729

This improved property is known as 6301 Spera Pointe Crossing, Hermitage, TN.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hands this 26 day of March, 2013.

Joyce E. Martin

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joyce E. Martin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of March, 2013.

JEFF SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 6, 2014

Notary Public

My commission expires: 1-6-2014