Record 131

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/01/05 15:18 2 pgs
Fees:13.00 Taxes:738.52
20051201-0144654

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$199,600.00.**

LaShanda Mott
Affiant

Subscribed and sworn to before me this 30th day of November, 2005

ANDREW H. MAIER
NOTARY PUBLIC
TENNESSEE
WILLIAMSON COUNTY

Notary Public
My Commission expires: 12/26/06
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
LaShanda Mott	FMF Capital, LLC	181-03-0-A-053.00CO
6145 Tuckaleechee Lane	25 Century Blvd., Suite 606	
Antioch, TN 37013	Nashville, TN 37214	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Terri M. Southard, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **LaShanda Mott and George Mott, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 53 on the plan of Section Two, Indian Creek Estates, of record in Book 9700, page 558, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Terri M. Southard, unmarried., by deed from Fox Ridge Homes, Inc., on June 22, 2000, of record in Instrument Number 20000629-0064662, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 181-03-0-A-053.00CO.
- Subject to all matters as shown on the Plan of record in Book 9700, pages 558 and 559, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10752, page 553; and Book 11491, page 587; and Book 11708, page 575; and Instrument Number 20000727-0074152; and Instrument Number 20030509-0062505; and Instrument Number 20050118-0006063, Register's Office for Davidson County, Tennessee.
- Easement for Cemetery of record in Book 6549, page 403, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 10729, page 380, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 11031, page 79, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 11033, page 519, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11033, page 509; and Instrument Number 20000727-0074153, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6145 Tuckaleechee Lane, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 30, 2005.

Terrie Southard

Terrie M. Southard

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Terri M. Southard,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 30, 2005

My commission expires 8/20/06

Notary Public

ANDREW H. MALONE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY