BOX 10-A

WARRANTY DEED
Davidson County DEEDWARR
Recvd: 01/05/06 09:25 2 pgs
Fees:13.00 Taxes:514.30
20060105-0001399

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Ashley Gossage
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2006.

Amy Adams Gowan
Notary Public

MY COMMISSION EXPIRES: November 25, 2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Gossage	AmSouth Bank	
(NAME)	(NAME)	
7810 Rainey Drive	2050 Parkway Office Circle	182-6A-8
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TIMOTHY RAY EARLS AND WIFE, ALYSSA EARLS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASHLEY GOSSAGE, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 58 on the Plan of Final Plat, Section One, Old Hickory Hills, as shown by plat appearing of record as Instrument No. 20011023-0115382, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Timothy Ray Earls and wife, Alyssa Earls by deed from Thoroughbred Construction, LLC, a Tennessee limited liability company, of record as Instrument No. 20021120-0144008, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee; (b) Subject to all matters as set forth on the Plan of record as Instrument No. 20011023-0115382, Register's Office of said County; (c) Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20020116-0006750, Register's Office of said County; (d) Storm Water Detention Agreement of record as Instrument No. 20010306-0021333, Register's Office of said County; and (e) Easements of record as Instrument No. 20001030-0107214 and as Instrument No. 20020123-0009339, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 7810 Rainey Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 3rd day of January, 2006.

Timothy Ray Earls

Alyssa Earls

STATE OF TENNESSEE

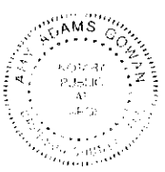
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy Ray Earls and Alyssa Earls, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of January, 2006.

Commission expires: November 25, 2006

Amy Adams Gowan Notary Public



NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE