Record 2nd

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/05/06 10:47 2 pgs
Fees:13.00 Taxes:795.50
20060405-0038959

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$215,000.00.**

Natasi Mann
Affiant

Subscribed and sworn to before me this 30 day of March, 2006

Daphne M. Davis
Notary Public
My Commission expires: 11-14-09
(Affix Seal)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Jennifer Gearhart	Access National Mortgage	160-16-0C-1.00CO
452 Old Towne Drive	1800 Robert Fulton Dr. # 350	
Brentwood, TN 37027	Reston, VA 20191	

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, **Matthew J. Moynihan and wife, Geri-Lyn Moynihan**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jennifer Gearhart**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Williamson County, Tennessee:

Being Unit No. 1 on the plan of The Terraces of Brentwood Trace, of record in Instrument Number 20001103-0109137 Book , page , 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 Matthew J. Moynihan, by deed from Janis E. Martin, unmarried, on April 2, 2004, of record in Instrument Number 20040414-0042137 and re-recorded in Instrument Number 20040504-0050339, 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 160-16-0C-1.00CO.
- Subject to all matters as shown on the Plan of record in Instrument Number 20001103-0109137, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20001214-0123057; and Instrument Number 20010119-005975; and instrument Number 20010328-0029845; and Instrument Number 20041206-0144631, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20001214-0123056, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20010208-0012530, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20001214-0123058, Register's Office for Davidson County, Tennessee.

This is improved property known as: **452 Old Towne Drive, Brentwood, TN 37027**

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 March 30, 2006.

Matthew Moynihan

Geri-Lyn Moynihan by Matthew Moynihan as attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Matthew J. Moynihan** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 30, 2006

My commission expires 01-05-2010

Natalie Marsh
Notary Public

NATALIE MARSH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Matthew Moynihan, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Geri-Lyn Moynihan, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Geri-Lyn Moynihan, the bargainor(s), by the said Matthew Moynihan, as Attorney-in-Fact.

WITNESS my hand and seal, this 30 day of March, 20 06.

My Commission Expires: 01-05-10

Natalie Marsh
NOTARY PUBLIC

NATALIE MARSH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY