

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 05/31/06 09:03 3 pgs
Fees:18.00 Taxes:554.63

20060531-0063560

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $149,900.00

Affiant

Subscribed and sworn to before me, this 26th day of May 2006.

Notary Public
My commission expires: 6-27-09

Address of New Owner:	Send Tax Bills to:	Tax Information
Garrett Matthew Carson	First Horizon Home Loans	141-6-D/165CO
3427 Harpeth Springs Drive	P O Box 7481	
Nashville TN 37221	Springfield, OH 45501	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Alesya M. Ignatieva and Ian Bass, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Garrett Matthew Carson, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 165, on the Plan of Riverbridge Community, a Planned Unit Development, as shown on plat of record in Instrument No. 20030213-0019999, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Alesya M. Ignatieva and husband, Ian Bass in Instrument 20050301-0022455 recorded 3/1/2005, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Beazer Homes Corp, a Tennessee Corporation in Instrument 20020912-0110994 recorded 9/12/2002, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) Real Estate taxes for the year 2006 and subsequent years. Tax Parcel No. 141-6-D/165CO; (2) All matters shown on Plat recorded in Instrument No. 20030213-0019999; (3) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20030205-0016032, and in any allied instrument(s) referred to in said restrictions; (4) By-Laws of Riverbridge Community of record in Instrument No. 20030218-0020987; (5) Charter of Riverbridge Community Homeowner's Association of record in Instrument No. 20030218-0020986, all of record in Davidson County, Tennessee.

This property is improved property known as 3427 Harpeth Springs Drive, Nashville, TN 37221

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 26th day of May 2006.

Alesya M. Ignatieva

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alesya M. Ignatieva, the bargainor(s), 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 Franklin, Tennessee, this 26th day of May 2006.

5/09
Notary Public

Ida Furleiter
State of New York
County of Kings
Comm. 01FU6122208
Expires February 7, 2009

My Commission expires:

for Alesya M Ignatieva

WITNESS my hand this 26th day of May 2006.

Ian Bass

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ian Bass, the bargainor(s), 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 Franklin, Tennessee, this 26th day of May 2006.

Notary Public

My Commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

FILE NO: TN2006050173