Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

WINDMILL TITLE, LLC
201 SEABOARD LANE, SUITE 102
FRANKLIN, TENNESSEE 37067
615-771-3730 PH. 615-296-4600 FAX

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $237,500.00

Affiant

Subscribed and sworn to before me, this 18th day of July 2006.

Notary Public
My commission expires: 7-19-08

RYAN A. RAFOTH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Lisa M. Lattimore	FLAGSTAR BANK	160-4/22
505 Oakley Dr	5151 CORPORATE DR	
Nashville TN 37220-0000	TROY, MI 48098	

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 Adam Paul Kamann, an unmarried person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Lisa M. Lattimore, an unmarried person, 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 Lot No. 958, on the Plan of Brentwood Hall Subdivision, Section IX, as shown on plat of record in Plat Book 2331, page 92, 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 Adam Paul Kamann by deed from Timothy W. Goodwin and wife, Tracy D. Goodwin, in Instrument No. 20041102-0132038, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2006 taxes a lien which are not yet due and payable. 2) All matters shown on Plat recorded in Book 2331, page 92.

This property is improved property known as 505 Oakley Dr, Nashville, Tennessee 37220-0000

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.

Davidson County DEEDWARR
Recvd: 07/19/06 10:25 2 pgs
Fees:13.00 Taxes:878.75
20060719-0086947

WITNESS my hand this 15TH day of July, 2006.

Adam Paul Kamann

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 Adam Paul Kamann, 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 Brentwood, Tennessee, this 13 day of July, 2006.

Notary Public

My Commission expires: 4/21/09

FILE NO: WG1437

