# WARRANTY DEED

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of July, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Mark Woodrow Littlefield | First Horizon Home Loans | Map 85 |
| 215 Walcott Drive | 1555 W. Walnut Hill Ln., Ste. 200 | Group 10 |
| Nashville, TN 37214 | Irving, TX 75038 | Parcel 13 |

FOR AND IN 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

**Adam Twining and wife, Christy Twining**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Mark Woodrow Littlefield and wife, Heather Von Littlefield**

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 32, on the Plan of Section One, Stanford Country Club Estates, of record in Plat Book 2900, Page 50, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Adam Twining and Christy Twining, husband and wife, by deed from Duncan J. Buie, Jr. and Marilyn J. Buie, husband and wife, of record in Instrument 20030820-0120651, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2993, Page 109, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 50, said Register's Office; (3) Sanitary Sewer Easement of record in Book 5180, Page 907, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 215 Walcott Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 28th day of July, 2006.

Adam Twining

Christy Twining

Davidson County DEEDWARR
Recvd: 08/03/06 13:12 2 pgs
Fees:13.00 Taxes:566.10

20060803-0094796

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 Adam Twining and wife, Christy Twining, 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 28th day of July, 2006.

My Commission Expires: 3/3/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.