Davidson County DEEDWARR
Recvd: 09/06/06 11:12 2 pgs
Fees:13.00 Taxes:506.53
20060906-0109985

State of **Tennessee**
County of **Davidson**

This actual consideration or value - whichever is greater- is **$ 136,900.00**

Affiant

Subscribed and sworn before me this the **24th Day of August , 2006**

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires April 20, 2010

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Jennifer Allen	**7117 South Hampton Drive**	**American Mortgage Network, Inc.**
7117 South Hampton Drive	**Antioch, Tennessee 37013**	**10421 Waterbridge Circle**
Antioch, Tennessee 37013		**San Diego, Ca. 92121**

Map 151-10-A Parcel 290

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged

LOREN A. SMITH AND STACI COOK, HUSBAND AND WIFE

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

JENNIFER ALLEN AND HUSBAND, MICHAEL ALLEN

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **RUTHERFORD** COUNTY, TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 215, on the plan of Phase 3, Villages of Long Hunter, a Planned Unit Development as shown by Plat appearing of record in Instrument Number 20030707-0093205, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to Loren A. Smith and Staci Cook, husband and wife by Warranty Deed from Ole South Properties, Inc. of record in Instrument Number 200401-28-0010760, Register's Office for Rutherford County, Tennessee, dated January 16, 2004.

Subject to all matters of record in Plat Book/Instrument No. 20030707-0093205, Register's Office for Rutherford County, Tennessee.

Subject to Restrictive covenants of record in Instrument Number 20010531-0056382, Instrument Number 20031111-0164945, Register's Office for Rutherford County, Tennessee.

Subject to easements of record in Book 8197, page 288, Book 9661, page 919, Book 2338, page 466, Instrument Number 20001020-0107415, Register's Office for Rutherford County, Tennessee.

Subject to all matters of record in Book 4446, page 423, Book 4535, page 351, Instrument Number 200110531-0056383, and Instrument No. 20020718-0086411, Register's Office for Rutherford County, Tennessee.

Subject to by-laws of record in Instrument No. 20041022-0127537, Register's Office for Rutherford County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Rutherford County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 24th Day of August, 2006

Loren Smith
Loren A. Smith

Staci Cook
Staci Cook

STATE OF Tennessee

COUNTY OF Rutherford

On this **24th Day** of **August, 2006**, before me appeared

Loren A. Smith and Staci Cook

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free and and deed. Witness my hand and official seal.

My Commission Expires 9/17/07

Notary Public

SUSAN MAGNUSON
Notary Public At Large
RUTHERFORD COUNTY, TN