Send Tax Statements To:
New Owner

Name and Address of New Owner:
Sean M. Roche
5728 Cedar Ash Crossing
Antioch, TN 37013

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
606041

Map 164-13-0-051.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **BETH A. WANNEMACHER, unmarried,** has this day bargained and sold and does hereby transfer and convey unto, **SEAN M. ROCHE,** _____, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

> Being all off Lot No. 261, on the plan of Final Plat, Section I, Asheford Crossing, according to plat and survey appearing of record in Plat Book 7900, page 936, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Beth A. Wannamacher, unmarried, by deed from Vicki S. Starling, dated November 1, 2001, appearing of record in Instrument Number 20011105-0120943, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Declaration of Covenants, Restrictions, and Conditions contained in instrument of record in Record Book 9651, page 900, in Book 9980, page 482, in Book 10301, page 180, in Book 10353, page 575, in Book 10640, page 941, in Book 10717, page 97, in Book 11455, page 769, in Instrument Number 20001018-0103441, and in Instrument Number 20010418-0038191; Charter of Homeowner's Association of record in Book 9651, page 895; By Laws of record in Book 9651, page 925, and to any and all matters shown on said plat and survey of record in Plat Book 7900, page 936; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **SEAN M. ROCHE,** _____, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2006 real property taxes which have been prorated between the parties and are assumed by the Grantee.

Davidson County DEEDWARR
Recvd: 09/07/06 11:49 2 pg
Fees:13.00 Taxes:636.03
20060907-0110733

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 25th day of August, 2006.

Beth A. Wannemacher

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Beth A. Wannemacher, unmarried,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 25th day of August, 2006.

SHERI L. MORGAN NOTARY PUBLIC My Comm. Expires February 24, 2009 AT LARGE RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 2/24/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $171,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 28th day of August, 2006.

NOTARY PUBLIC
My Commission Expires: 9/16/09

KEVANA M. NIXON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY