FILE BOX 45

# 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 $ 140,000.00

Tabitha J. Cooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2006

Notary Public:

MY COMMISSION EXPIRES: 03/31/07
(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: |
|---|---|---|
| Tabitha J. Cooper | AmSouth Bank | Map 151 |
| 7220 Ole Nottingham Drive | 2050 Parkway Office Circle, RCN-6 | Group 10-0-A |
| Antioch, TN 37013 | Birmingham, AL 35244 | Parcel 086.00-CO |

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

**Damon B. Reasonover and wife, Krystal Reasonover**

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

**Tabitha J. Cooper, an unmarried woman**

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. 168, on the Plan of Final Plat of Villages of Long Hunter, Phase 1, of record in Instrument 20010123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Damon B. Reasonover, an unmarried man, by deed from Ole South Properties, Inc., of record in Instrument 20020403-0040727, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20010531-0056382; Instrument 20031111-0164945; and Instrument 20041022-0127537, said Register's Office.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Instrument 20010123-0006894, said Register's Office; (2) All matters appearing on the PUD Boundary Plat of record in Instrument 20000207-0012630, said Register's Office; (3) Easements of record in Book 1101, Page 457; Book 1115, Page 302; Book 8197, Page 288; Book 8358, Pages 91 and 94; Book 9661, Page 919; Book 2338, Page 406; Book 4446, Page 423; Book 4535, Page 351; Instrument 20000906-0088271; Instrument 2000906-0088272; Instrument 20001030-0107415, 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 7220 Ole Nottingham Drive, Antioch, TN 37013

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 my hand this 25th day of October, 2006.

Damon B. Reasonover

Krystal Reasonover

Davidson County DEEDWARR
Recvd: 10/26/06 10:49 2 pgs
Fees:13.00 Taxes:518.00

20061026-0132793

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 Damon B. Reasonover and Krystal Reasonover, 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 this 25th day of October, 2006.

My Commission Expires: 03/31/07

Notary Public

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