This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
EM060243.PFT

Davidson County DEEDWARR
Recvd: 11/30/06 14:09 3 pgs
Fees:18.00 Taxes:608.65
20061130-0147968

Send Tax Bills To:
New Owner

New Owner is:
Christopher Bosse
412 Scotts Creek Trail
Hermitage, TN 37076

MAP: 075-12-0-A

PARCEL: 102.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jason M. Burgess and wife, Jacqueline M. Burgess**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Christopher Bosse and wife, Melinda M. Bosse**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Greer Meadows at Cedar Creek, Section 3, a Planned Unit Development of record in Instrument Number 20010920-0101748, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and a accurate description of said lot.

Being the same property conveyed to Jason M. Burgess and wife, Jacqueline M. Burgess by Warranty Deed from Capitol Homes, Inc. dated 04/15/03, recorded 05/02/03, in Instrument Number 20030502-0058549, Register's Office for Davidson County, Tennessee.

Property known as: 412 Scotts Creek Trail, Hermitage, TN 37076

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20020606-0069062; Restrictive Covenants of record in Book 10802, page 402; Charter of record in Book 8060, page 680; All matters shown on plat of record in Instrument No. 20010920-0101748; Storm water Detention Agreement of record in Instrument No. 20001205-0119474 and Conveyance of Open Space of record in Instrument Nos. 20021126-0146632 and 20030107-0002660 all in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

JB
JMB
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of November, 2006.

GRANTOR:

Jason M. Burgess

Jacqueline M. Burgess

Jacqueline M. Burgess

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jason M. Burgess and wife, Jacqueline M. Burgess**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th day of November, 2006

Annemarie Cain

Notary Public

My Commission Expires: 3.21.2010

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $164,500.00.

June Ballard
Affiant

SWORN TO and subscribed
before me this 29th day of November, 2006



Rachael A. Alexander
NOTARY PUBLIC

My commission expires:

4/21/08