THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 01/03/07 08:53 2 pgs
Fees:13.00 Taxes:316.08
20070103-0000837

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Jason P. Means 414 Derrick Court Antioch, TN 37013	NEW OWNER	148-06-0-144.00

STATE OF TENNESSEE)
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $85,427.00.

Jason P Means
Affiant

Subscribed and sworn to before me this 29th day of December, 2006

James M. Wells
Notary Public
My Commission Expires: 11/14/09

State of Tennessee Notary Public Davidson County

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **David A. Sumner and wife, Lisa G. Sumner** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Jason P. Means and Talina L. Means, joint tenants with rights of survivorship**, (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Antioch, Davidson County, State of Tennessee, described as:

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Being Lot #11A, of the Zone Lot Division of Lot 11, Bakertown Gardens, Section Two, as of record in Plat Book 6250, Page 407, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to David A. Sumner and wife, Lisa G. Sumner, by Warranty Deed, from Jerry M. Matthews, of record in Book 11417, Page 485, Register's Office for Davidson County, Tennessee, dated March 26, 1999.

This conveyance is made subject to property taxes for the year 2006 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: Taxes or special assessments which are not shown as existing liens by the public records. All matters as set forth per Plat of record in Plat Book 6250, Page 407, Register's Office for Davidson County, Tennessee. Taxes for the year 2006 and following, a lien due and payable, but not yet delinquent Restrictive covenants recorded in Book 6367, Page 924, Book 6403, Page 363, and Book 6602, Page 113, Davidson County Register's Office. Easement for Ingress/Egress, of record in Book 2154, page 587, Davidson County Register's Office

THIS IS **improved** PROPERTY KNOWN AS 414 Derrick Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to

convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 29th day of December, 2006

David A. Sumner

Lisa G. Sumner

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ Williamson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared David A. Sumner and Lisa G. Sumner and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 21st day of December, 2006.

~~Notary Public~~

My Commission Expires: _____

(SEAL)

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20 2010