(1)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: June 14, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, INc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alison Fairgrieve and Michael L. Thompson	Mortgage Lenders of America 8400 west 110th St.	172.13-0B-001.00 CO
(NAME) 6401 Windy Hill Place	(NAME) Suite 500	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Overland Park, KS 66210	MST File No. 07-0135
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Gerald G Homer, and wife, Tanish A Homer**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alison Fairgrieve, unmarried and Michael L. Thompson, unmarried, as joint tenants with rights of survivorship**, 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 Number 1 on the Plan of Windyhill of record in Instrument No. 200005230051445, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gerald G. Horner and wife, Tanish A. Horner by warranty deed of Fallon Homes, LLC of record in Instrument No. 20010917-0100527, said Register's Office of Davidson County, Tennessee, dated 09/06/01

Subject to: 2007 Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated, with Grantee assuming payment thereof. Restrictive covenants contained in instrument of record in Instrument No. 200003100025047, Book 4148, page 271 and Book 4148, page 285, said Register's Office. Homeowner's Association Charter of record in Instrument No. 200003100025046, said Register's Office. Stormwater detention agreement of record in Instrument No. 200004140037730, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6401 Windy Hill Place, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 03/19/07 10:13 2 pgs
Fees:13.00 Taxes:1212.68
20070319-0032861

Witness our hands this 15th day of March, 2007.

Gerald G Homer

Tanish A Homer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Gerald G. Homer & Tanish A. Homer, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 15th day of March, 2007.

Commission expires: June 14, 2008

Yvette Lyn Meldrum Notary Public

