Davidson County DEEDWARR
Recvd: 04/03/07 13:29 3 pgs
Fees:18.00 Taxes:592.00
20070403-0039923

This Instrument Prepared By:
Elite Title Company, LLC
143 Barfield Crescent , Ste 200
Murfreesboro, TN 37129
EM070065.PFT

Send Tax Bills To:
First Community Mortgage, Inc
1610 S Church Street
Murfreesboro, TN 37130

New Owner is:
Angela M. Purdom
7157 Legacy Drive
Antioch, TN 37013

MAP: 182-06-0A

PARCEL: 082.00

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, **Daniel Newbern, a married person**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Angela M. Purdom , a single woman** , 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:

Being all of Lot No. 82 on the Plan of Section One, Old Hickory Hills, according to plat and survey of same appearing of record in Instrument No. 20011023-0115382, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Daniel Newbern, a married person, by Warranty Deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company, dated 7-30-02 and recorded 8-7-02 in Instrument No. 20020807-0094781, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Conditions and Restrictions in Instrument No. 20020116-0006750; all matters shown on plat in Instrument No. 20011023-0115382; Charter in Instrument No. 20020123-0009417; Stormwater Detention Agreement in Instrument No. 20010306-0021333; Easement to United Telephone Company in Instrument No. 20020123-0009339; and Easement for Sewers and/or Storm Draining in Instrument No. 20001030-0107214, all of record 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.

Amanda Newbern, spouse of Daniel Newbern, hereby joins in the signing of this conveyance to convey any marital interest she may have in the subject property.

DDN
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 30th day of March, 2007.

GRANTOR:

Daniel Newbern

Amanda Newbern by Daniel Newbern,

Attorney in fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Daniel Newbern** , with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Amanda Newbern,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20070403-0039922, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 30th day of March, 2007.

Notary Public

My Commission Expires: 3.21.2010

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Daniel Newbern**, 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 30th day of March, 2007.

Annemarie Cain
Notary Public

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 3.21.2010

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Angela Mahon
Affiant

SWORN TO and subscribed
before me this 30th day of March, 2007.

Marilyn K. Fisher
NOTARY PUBLIC

My commission expires:

MARILYN K. FISHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: AUGUST 16, 2008