Return To: Lehman

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $152,000.00.

Affiant

Subscribed and sworn to me on May 22, 2007.

NOTARY PUBLIC

My Commission Expires: 9/20/10

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

Davidson County DEEDWARR
Recvd: 05/23/07 10:25 2 pgs
Fees:13.00 Taxes:562.40

20070523-0061482

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Erika Dawn Snow 8220 Ramstone Way Antioch, TN 37013	NEW OWNER	182-6-A-252.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Miranda Kirk n/k/a Miranda Kirk Martin, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Erika Dawn Snow, unmarried, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 172 on the Plan of Old Hickory Hills Phase Two-Section Three of record in Instrument No. 20040420-0044507 and corrected in Instrument No. 20041021-0126628, Register's Office for Davidson County, Tennessee, to which plat Reference is made for more complete details of said lot.

Being the same property conveyed to Miranda Kirk, unmarried, by Warranty Deed dated August 31, 2004 from Greenvale Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20040922-0114108, Register's Office for Davidson County, Tennessee. Miranda Kirk, having since married Richard Michael Martin, is now known as Miranda Kirk Martin.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Matters shown on plan of record in Instrument No. 20040420-0044507, in the Register's Office for Davidson County, Tennessee; and
3. Charter of Old Hickory Hills Homeowner's Association, Inc. of record in Instrument No. 20020123-0009417, said Register's Office; and
4. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020116-0006750, said Register's Office; and
5. Storm water detention agreement of record in Instrument No. 20010306-0021333, said Register's Office; and
6. Easement to United Telephone Company of record in Instrument No. 20020123-0009339, said Register's Office; and
7. Storm water detention agreement (Phase 2) of record in Instrument No. 20030226-0025749, said Register's Office; and
8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 8220 Ramstone Way, 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 GRANTEE, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple,

has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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.

Richard Michael Martin, husband of Miranda Kirk Martin, joins in this conveyance for the purpose of transferring any marital interest he may have in the property.

WITNESS our hands on May 22, 2007.

Miranda K Martin
Miranda Kirk Martin

Richard Michael Martin

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 22, 2007, before me personally appeared Miranda Kirk Martin and husband, Richard Michael Martin to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 22, 2007.

John Cobb Rochford
NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE