WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/07 14:32 2 pgs
Fees:13.00 Taxes:423.65
20070530-0064216

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$114,500.00.

Affiant

Subscribed and sworn to before me this 29th day of May 2007

Notary Public
My Commission expires: 8/10/10 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michael H. Davis	Mortgage Company of America	96-16-0A-039.00CO
502 Lakebrink Court	2416 21st Avenue South, Suite 202	
Nashville, TN 37214	Nashville, TN 37212	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Logan Walter Canter**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael H. Davis, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 51 on the plan of First Revision, Phase One, Section Two, Larchwood Planned Unit Development, of record in Book 6200, page 347, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to E. Logan Canter and wife, Diane B. Canter, by deed from Nina S. Meisenheimer, on July 6, 1998, of record in Book 11018, page 485, Register's Office for Davidson County, Tennessee. And further conveyed to Logan Walter Canter by Quitclaim Deed from E. Logan Canter and wife, Diane B. Canter on December 17, 2002, of record in Instrument Number 20021231-0162296, said Register's Office.

Amanda Canter joins in this conveyance to convey any and all interest that she may have in said property, particularly any marital interest.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 096-16-0A-039.00.
- Subject to all matters as shown on the Plan of record in Book 6200, page 347, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6299, page 152; and Book 6301, page 93; and Book 6391, page 449; and Book 7434, page 620; and Book 7792, page 540; and Book 8032, page 432; and Book 9827, page 12, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6391, page 434; and Book 6391, page 440, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 6475, page 837; and Book 6767, page 385; and Book 7440, page 30, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6299, page 166; and Book 6301, page 96; and Book 6873, page 939; and Book 7271, page 342, Register's Office for Davidson County, Tennessee.

This is improved property known as: **502 Lakebrink Court, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this May 29, 2007.

Logan Walter Canter

Amanda Canter

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Logan Walter Canter and Amanda Canter,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 29, 2007

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY