Return To:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
Q070346

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/28/07 15:41 3 pgs
Fees:18.00 Taxes:555.00
20070628-0077519

ADDRESS NEW OWNER:
John Magness
7232 Althorp Way V-3
Nashville, Tennessee 37211

SEND TAX BILL TO:
~~Owner~~ John Magness
8444 Superior St.
Centerline, MI 48015

MORTGAGEE:
Countrywide Home Loans, Inc.
801 Crescent Centre Drive
Franklin, TN 37067

MAP 172-12
GROUP D
PARCEL 441.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Cory J. Call and Shannon S. Call, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **John G. Magness and wife, Karen L. Magness, and Tammora Hackett, a married woman** 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:

SEE EXHIBIT "A" ATTACHED HERETO

Being the same property conveyed to Cory J. Call and Shannon S. Call, husband and wife by deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20051004-0119393, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **7232 Althorp Way V-3, Nashville, Tennessee 37211.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

WITNESS our hands this the **25th** day of **June, 2007.**

Cory J. Call

Shannon S. Call

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Cory J. Call and Shannon S. Call,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of June, 2007.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF Williamson

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of June, 2007.

NOTARY PUBLIC

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY, TENN.

My Commission Expires: 7/27/10

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. V-3 as shown on Exhibit B1 & B6 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.