Davidson County DEEDWARR
Recvd: 07/02/07 16:16 2 pgs
Fees:13.00 Taxes:610.50
20070702-0079084

This Instrument Prepared By:
Elite Title Company, LLC
143 Barfield Crescent , Ste 200
Murfreesboro, TN 37129
EM070177.PFT

Send Tax Bills To:
Liberty Mortgage Funding
9300Shelbyville Road
Louisville, KY 40222

New Owner is:
Janet Lea Plummer
1752 Stone Hollow Ct
Hermitage, TN 37076

MAP: 064-16-0D

PARCEL: 040.00

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, **Leann M. Johnson, unmarried n/k/a Leann M. Harding , married** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Janet Lea Plummer , an unmarried person** , 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 Number 233 on the Plan of Truxton Park, Section One, a Planned Unit Development, Plat of record in Instrument Number 200010260106272 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Leann M. Johnson, an unmarried person by deed from Beazer Homes Corp dated June 25, 2001 and recorded in Instrument Number 20010702-0070065 in the Register's Office for Davidson County, Tennessee. Leann M. Johnson having since married and is now known as Leann M. Harding. Jason Harding, husband of Leann M. Harding is signing this Warranty Deed to convey any marital interest he may have in the subject property.

This conveyance is subject to The Plan of Record in Instrument Number 2000010260106272; **Restrictions of record in Instrument Number 20001011-0100896 and amended in Instrument Number 20001030-0107599; By-Laws of record in Instrument Number 20001101-0108604; Charter of record in Instrument Number 20001101-0108603 and Easement for Common/Open areas to Truxton Park HOA of record in instrument number 20050311-0027266 all in the Register's Office for Rutherford 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.

Sellers Initials

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 29th day of June, 2007.

GRANTOR(S)

LEANN M. HARDING

JASON HARDING

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Leann M. Harding and Jason Harding** , 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 29th day of June, 2007.

TODD J. BRECKENRIDGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires September 26, 2010

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$165,000.00**.

AFFIANT

SWORN TO and subscribed before me this 29th day of June, 2007.

TODD J. BRECKENRIDGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires September 26, 2010

NOTARY PUBLIC
My commission expires: _____