03

Realty Title
Box 48A

THIS INSTRUMENT PREPARED BY!
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/19/07 14:28 2 pgs
Fees:13.00 Taxes:586.45
20070719-0086051

ADDRESS NEW OWNER
Robyn Greene
2188 Riverway Drive AKA 1800 Merritt St.
Old Hickory, TN 37138

MORTGAGEE
American Brokers Conduit
P.O. Box 660029, Dallas, TX 75266

SEND TAX BILLS
MORTGAGEE

MAP-PARCEL:
MAP 053-06-0-B-
PARCEL 030.00

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 considerations, the receipt of which is hereby acknowledged, I/we, **Scott S. Bonner and wife, Jordan Bonner,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robyn Greene and husband, William Greene,** 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:

Being Lot No 77 on the Plan of Waterford Subdivision, Phase Two, as of record in Plat Book 7900, Page 412, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Scott S. Bonner by deed of record from John P. Oziminski and wife, Sherry L. Oziminski, dated May 24, 2004 of record in Instrument No. 200406010063792, Register's Office, Davidson County, Tennessee. Jordan Bonner, spouse of Scott S. Bonner herein joins to convey any and all rights and interests she may have, if any.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 8694, Page 216; Book 8699, Page 462; Book 9432, Page 988 and Book 9530, Page 185; Charter for HOA of record in Book 8711, Page 701; By-Laws of record in Book 8715, Page 583; Quitclaim to HOA of record in Book 8715, Page 590; Easements of record in Book 2024, Page 225 and Book 1717, Page 30 and Plat Book 6900, Page 540, easements, covenants and conditions as shown on the plan of record in Plat Book 7900, Page 412, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **2188 Riverway Drive AKA 1800 Merritt St. Old Hickory, TN 37138.**

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 we do covenant with the said Grantees that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the

said land to the said Grantees, 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 11th day of July, 2007.

Scott S. ~~Bonner~~

Jordan Bonner

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Scott S. Bonner and wife, Jordan Bonner, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of July, 2007.

NOTARY PUBLIC

My Commission Expires: 12.15.07

STATE OF Tennessee
COUNTY OF ~~Wilson~~ Davidson

The actual consideration or value, whichever is greater for this transfer is $158,500.00.

AFFIANT

Subscribed and sworn to before me this 11th day of July, 2007.

NOTARY PUBLIC

My Commission Expires: 7/24/2010