Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $242,403.00

Gina Canaday
Affiant

Subscribed and sworn to before me, this 29th day of June 2007.

Notary Public
My commission expires: 11-22-2010



My Commission Expires November 22, 2010

Davidson County DEEDWARR
Recvd: 07/20/07 15:05 2 pgs
Fees:13.00 Taxes:896.89



20070720-0086742

Address of New Owner:	Send Tax Bills to:	Tax Information
Jonathan M. Utley	Provident Funding Associates,	181010A05400CO
213 Sugarberry Ct	P.O. Box 5914	
Nashville, TN 37211	Santa Rosa, Ca 95402	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark N. Fleener and wife Shirley K. Fleener**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jonathan M. Utley, a single man** hereinafter called the Grantee(s), their heirs 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. 157 ON THE PLAN OF SECTION ONE, SUGAR VALLEY, OF RECORD IN BOOK 9700, PAGE 374 AND AMENDED IN BOOK 9700, PAGES 709, 710 AND 711, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO MARK N. FLEENER AND WIFE, SHIRLEY K. FLEENER BY WARRANTY DEED FROM VIRGIL H. LEWIS, II AND WIFE, REBECCA G. LEWIS, RECORDED ON THE 12TH DAY OF MARCH, 2002 IN INSTRUMENT NO. 20020312-0030742, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following: 1) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, SUGAR VALLEY, as recorded in Plat Book 9700, Page(s) 374, amended in Book 9700, Pages 709, 710 and 711, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 2) Declaration of Covenants, Conditions and Restrictions recorded in Book 11069, Page 14, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 3) Terms and provisions of by-Laws of Sugar Valley Homeowners' Association, Inc. recorded in Book 11069, Page 24. 4) Charter of Sugar Valley Homeowners Association, Inc. recorded in Book 11069, Page 6. 5) Common areas recorded at Instrument No. 20000425-0041128. 6) Planned Unit Development Boundary Plat recorded in Book 9700, Page 374.

This property is improved property known as 213 Sugarberry Ct, Nashville, TN 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 29th day of June 2007.

Mark N. Fleener

Shirley K. Fleener

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark N. Fleener and Shirley K. Fleener**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of June 2007.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6-27-09

FILE NO: TN2007050435