Davidson County DEEDWARR
Recvd: 08/14/07 10:01 2 pgs
Fees:13.00 Taxes:381.10

20070814-0096968

This instrument prepared by:
And return to

Fearnley & Califf, PLLC
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 10th day of August, 2007, by and between H & M Property Management LLC, party of the first part, and Ashley M Barrett, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 9 on the Plan of Covington Place, of record in Plat Book 9700, Page 552, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being all or part of the same property conveyed to H&M Property Management by virtue of Cash Deed dated May 21, 2007 and recorded at Instrument No. 20070503-0061416 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Misun Porter, Member, H&M Property Management

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Misun Porter, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, to be the Member of H & M Property Management, and who acknowledged that she executed the foregoing instrument in her capacity in behalf of H & M Property Managemnt and Misun Porter, Member acknowledged that H & M Property Management executed the within isntrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of August, 2007.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09



Property Owner & Address: Ashley M Barrett
116 Rothwood Ct.
Madison, TN 37115

Tax Parcel No 052-01-0 B 009.00 CO

Property Address: 116 Rothwood Ct
Madison, TN 37115

MAIL TAX BILLS TO: BB&T
223 West Nash Street
Wilson, NC
27893

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $103,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Ashley Barrett
AFFIANT

SUBSCRIBED AND SWORN TO before me this 16th day of August, 2007.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

