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20070925-0114392

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Sarah E. Jordan
1635 Lincoya Bay Drive
Nashville, TN 37214

SEND TAX BILL:

Mortgagee

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Centre Dr., #400
Franklin, TN 37067

MAP AND PARCEL:
Map 109-5D
Parcel 82CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **R. Scott Davis, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Sarah E. Jordan**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 1635 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20040628-0076712, and as supplemented of record as Instrument Nos. 20041028-0129585 and 20050923-0114373, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Plan filed as Exhibit "C" to the Supplemental Declaration of record in Instrument No. 20050923-0114373, said Register's Office, to which reference is hereby made.
>
> Being the same property conveyed to R. SCOTT DAVIS, UNMARRIED, by deed from 70 SOUTH ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20060314-0029097, dated March 10, 2006, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1635 Lincoya Bay Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and

possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 20th day of September, 2007.

R. Scott Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared R. Scott Davis, 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 foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 20th day of September, 2007.

Notary Public

JEANNIE SUNTOVGREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

My Commission Expires: 09/25/2010

STATE OF TENNESSEE)
COUNTY OF W. Sum)

The actual value or consideration, whichever is greater, for this transfer is $124,400.00.

AFFIANT

Subscribed and sworn to before me
this 20 day of September, 2007.

NOTARY PUBLIC

KATHLEEN A. NOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission Expires: 2-10-08