Davidson County DEEDWARR
Recvd: 10/16/07 09:58 2 pgs
Fees:13.00 Taxes:525.03
20071016-0122457

WARRANTY DEED

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2007

Notary Public:

MY COMMISSION EXPIRES: 6-12-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jaime Marin	United Wholesale Mortgage	Parcel ID:
3816 Round Rock Drive	555 South Adams Road	17601002500
Antioch, TN 37013	Birmingham, MI 48009	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Pamela Ross f/k/a Pamela R. Crum, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jaime Marin, a married man
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. 111, on the Final Plat of Hickory Woods, Section A, of record in Plat Book 6900, Page 511, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Pamela R. Crum, married, by Quitclaim Deed from Jeffery Y. Crum, married, of record in Instrument 20011112-0123725, Register's Office for said County. See also deed of record in Book 10034, Page 635, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 9678, Page 187; Book 9764, Page 44; Book 11180, Page 802; Book 9678, Page 213; and Instrument 20001207-0120450, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 511; and (3) Anchor Easement of record in Book 10153, Page 990; Easement for Transmission Line to USA of record in NBook 9632, Page 973; Water Main Easements of record in Book 8169, Page 599; Sanitary Sewer Easements of record in Book 6952, Page 830; Book 6954, Page 24; Book 7145, Page 614; Book 7145, Page 618; and Book 8169, Page 571; Easement to Nashville Gas Co. of record in Book 5897, Page 209; Book 5897, Page 224; Book 5909, Page 915; and Book 6079, Page 356; Ingress and Egress Easement of record in Book 4725, Page 961; and Easement to TN Power Co. for TVA Lines of record in Book 437, Page 24 and Page 39, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Pamela Ross and Pamela R. Crum being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3816 Round Rock Drive, Antioch, TN 37013

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 my hand this 9th day of October, 2007.

Pamela Ross

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela Ross, 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 at Nashville, Tennessee, this 9th day of October, 2007.

My Commission Expires 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.