WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Nancy Summers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2007

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(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:
Joseph S. Marsh	New Owner	Parcel ID:
1877 Brookmeadow Lane	1208 Rosewood Drive	064160D06800CO
Hermitage, TN 37076	Mt. Juliet TN 37122	

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

Nancy Summers, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Joseph S. Marsh, unmarried

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. 187, on the Plan of Section Two, Truxton Park, of record in Instrument 20010515-0049898, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Nancy Summers, unmarried by Warranty Deed from Tammy J. Lindsay, unmarried, of record in Instrument 20041229-0153437, said Register's Office.

This conveyance is subject to (1) All matters appearing on the plat of record in Instrument 20010515-0049898, said Register's Office, and (2) Sanitary Sewer Easement of record in Instrument 200001208-0121300, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictive Covenants and By-Laws of record in Instrument 200001011-01000896, Instrument 20001030-0107559, Instrument 20010522-0052910, Instrument 20020123-0009419, Instrument 20020506-0055597, Instrument 20020718-0086907, and Instrument 20001101-0108604, said Register's Office.

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 1877 Brookmeadow Lane, Hermitage, TN 37076

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 16th day of October, 2007.

Nancy Summers
Nancy Summers

Davidson County DEEDWARR
Recvd: 11/06/07 10:12 2 pgs
Fees:13.00 Taxes:555.00

20071106-0130754

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 Nancy Summers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of October, 2007.

My Commission Expires: 11-22-10

Notary Public

