WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/19/07 10:37 2 pg:
Fees:13.00 Taxes:497.65

20071119-0135067

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$134,500.00.**

Affiant

Subscribed and sworn to before me this 16 day of November, 20 07

Notary Public
My Commission expires: 6-22-09
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Scott B. Massey	First Horizon	052-13-0-B-198.00CO
2808 Penn Meade Drive	3600 Mansell Road, Ste 450	
Nashville, TN 37214	Alpharetta, GA 30028	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Shay B. Winebarger, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Scott Massey and wife, Tsion Massey**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 8 on the plan of River Glen, Phase III, Section I, of record in Instrument Number 20011207-0135041, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shay B. Winebarger, unmarried, by deed from NVR, Inc., on June 26, 2002, of record in Instrument Number 20020627-0077507, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2008 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Instrument Number 20011207-0135041, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6762, page 208; and Book 7566, page 571; and Book 10630, page 501; and Book 11532, page 610; and Instrument Numbers 20020425-0051349, and 20040915-0111299, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 8069, page 158; and Instrument Number 20020425-0051348, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20020503-0054718, Register's Office for Davidson County, Tennessee.
- By-Laws of record on Book 7566, page 571; and Instrument Number 20040915-0111301, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2808 Penn Meade Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 16, 2007.

Shay B. Winebarger

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Shay B. Winebarger,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 16, 2007

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY