27-1-504

Davidson County DEEDWARR
Recvd: 01/07/08 10:51 2 pgs
Fees:13.00 Taxes:404.78
20080107-0001554

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 26th day of December, 2007 by and between **We Buy Middle Tennessee, LLC**, hereinafter referred to as GRANTOR, and **KyAndreas Lastarr Fenn, unmarried,** hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

Situated in the County of Davidson, State of Tennessee, as follows, to-wit:
Being all of Unit #16, Oak Grove Townhomes, according to survey and plat appearing of record in Instrument No. 200211260146722, Register's Office for Davidson County, to which reference is made for a more complete description.

This conveyance is subject to the following:

1) All matters appearing on the plan of Oak Grove Townhomes, of record in Instrument 200211260146722, Register's Office for said County.

2) Master Deed with By-Laws of record in Instrument 200209300118631 as amended in Instrument 200405110053732 and Instrument 200405110053733, Register's Office for said County.

3) Easement for ingress and egress of record in Book 3843, page 727, Register's Office for said County.

4) Stormwater Detention Agreement of record in Instrument 200210150126623, Register's Office for said County.

Being the same property conveyed to We Buy Middle Tennessee, LLC by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, dated May 10, 2007, recorded May 21, 2007, of record in Instrument 200705210060118, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Ontavia P. Wilson by Warranty Deed from Danelle Beach, unmarried, dated March 31, 2006, recorded April 10, 2006, of record in Instrument 200604100040856, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **2940 Baby Ruth Lane #16, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

We Buy Middle Tennessee, LLC

By: _____
Gaius Hill, President

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A. Turner, a Notary Public of said State and County aforesaid, personally appeared **Gaius Hill** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **President** of **We Buy Middle Tennessee, LLC**, the within named bargainor, a corporation, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **President**.

Witness my hand and seal, at office in Franklin TN, this the 26th day of December, 2007.

Notary Public
My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
KyAndreas Lastarr Fenn
2940 Baby Ruth Lane #16, Antioch, TN 37013

Send Tax Statements to:
Guaranty Trust Company
316 Robert Rose Drive
Murfreesboro, TN 37219

Map & Parcel No. 163.11-0E-043.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $109,400.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

KyAndreas L Fenn
Affiant

Sworn to and subscribed before me, a Notary Public, this 26th day of December, 2007.

Notary Public
My Commission Expires: MY COMMISSION EXPIRES OCTOBER 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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