Davidson County DEEDWARR
Recvd: 01/14/08 10:03 2 pgs
Fees:13.00 Taxes:1450.07

20080114-0003887

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $391,912.00

Subscribed and sworn before me this the ~~28th~~ 3rd day of ~~December~~ January, 2007.

Affiant

(Affix Seal)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

1/24/09

WARRANTY DEED

700807

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Harry Ingle Martin & Jennifer Martin
320 Redfeather Lane
Brentwood, TN 37027

Send tax bills to:
Sunshine Mortgage Corp.
P.O. Box 9274
Marietta, GA 30065

Map 172-5-A, Parcel 33 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Homecrest Builders, LLC

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Harry Ingle Martin IV and Wife, Jennifer Wright Martin

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 33 on the Plan of Final Plat Phase Three Oakmont Subdivision of record in Plat Book 7900, Page 881, Plat revised in Instrument No. 20071030-0127754, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being all of the same property conveyed to Homecrest Builders, LLC from Brent A. Campbell and wife, Gale Campbell by Quitclaim Deed dated 6/12/07 of record in Instrument No. 20070709-0081825, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 320 Red Feather Lane, Brentwood, TN, 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple. have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 28th day of December, 2007.

Homecrest Builders, LLC
By: John Hodsdon, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, John Hodsdon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Chief Manager of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this 28th day of December, 2007.

My commission expires:_____



SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Notary Public