Davidson County DEEDWARR
Recvd: 02/06/08 09:52 2 pgs
Fees:13.00 Taxes:599.40
20080206-0012273

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jennifer L Frazee
1072 Brookside Wood Blvd.
Hermitage, TN 37076

MORTGAGEE
Home Loan Center, Inc.
DBA Lending Tree Loans
163 Technology Drive
Irvine, CA 92618

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
075-12-0-B-104.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Kimberly E. Oliver, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jennifer L. Frazee, an unmarried person,** 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. 38 on the Plan of Brookside Woods, Phase One and a Poriton of Phase Two, Section 5, as of record in Instrument No. 20011011-0110735, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Kimberly E. Oliver, unmarried, by deed of record from NVR, Inc., A Virginia Corporation, Trading as Fox Ridge Homes, dated August 14, 2002 of record in Instrument No. 20020819-0099791, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions of record in Book 10444, Page 213, as amended of record in Book 11103, Page 156; Book 111453, Page 900; By-Laws of record in Book 10444, Page 230; Articles of Incorporation of Brookside Woods Homeowners Association of record in Book 10451, Page 506; Quitclaim Deed to common areas of record in Deed Book 11450, Page 112; Easement for Sewer and Storm Drainage of record in Book 11125, Page 436 and Book 11497, Page 577; Utility Easement of record in Instrument No. 20020819-0099791; Easement of record in Book 5609, Page 627; Pud Boundary Survey of record in Book 9700, Page 350; easements, covenants and conditions as shown on the plan of record in Instrument No. 20011011-0110735, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1072 Brookside Woods Blvd. 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 our hands this 25th day of January, 2008.

Kimberly E. Oliver

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kimberly E. Oliver, unmarried, the bargainor(s) 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 this 25th day of January, 2008.

NOTARY PUBLIC

My Commission Expires: 1-2-21

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $162,000.00.

AFFIANT

Subscribed and sworn to before me this 25th day of January, 2008.

NOTARY PUBLIC

My Commission Expires: 1-2-21

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY