WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/21/08 08:56 3 pgs
Fees:18.00 Taxes:438.45
20080421-0039999

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$118,500.00.**

Affiant

Subscribed and sworn to before me this 15 day of April, 2008

Notary Public
My Commission expires: 11-14-2009
(Affix Seal)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
David D. Tramel	Wells Fargo Bank, N.A.	165-14-0-125.00
1500 Water Oak Court	2600 Lake Lucien Drive, Suite 312	
Antioch, TN 37013	Maitland, FL 32751	

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, **Damin E. Hollis**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **David D. Tramel and Roxanne Hollis, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 268 on the plan of Section 14, Peppertree Forest, of record in Book 7900, page 501, 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 Damin E. Hollis and Tisha G. Hollis, by deed from Andrew Cuomo, Secretary of Housing and Urban Development of Washington, D.C., on September 19, 1997, of record in Book 10619, page 753, Register's Office for Davidson County, Tennessee. And further conveyed to Damin E. Hollis by Quitclaim Deed from Tisha G. Hollis on September 6, 2006, of record in Instrument Number 20060912-0112741, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 7900, page 501, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8911, page 265; and Book 8757, page 607, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 8757, page 639, Register's Office for Davidson County, Tennessee.
- By-Laws of recrod in Book 8757,page 623, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1500 Water Oak Court, Antioch, TN 37013**

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 April 15, 2008.

Damin Hollis

STATE OF TENNESSEE
COUNTY OF Rutherford

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

WITNESS my hand and Official Seal at office this April 15, 2008

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Liz Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

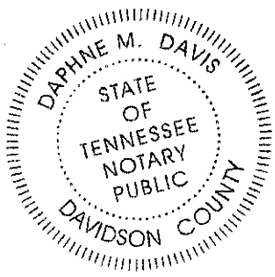
Liz Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-09



(Seal)