Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 05/08/08 09:48 2 pg
Fees:13.00 Taxes:407.00

20080508-0047614

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Subscribed and sworn to before me, this 30 th day of April 2008.

Notary Public
My commission expires: My Commission Expires November 22, 2010

Address of New Owner:	Send Tax Bills to:	Tax Information
Shanika C. Matthews	RLCA	049120A03600CO
1548 Emerald Bay Blvd	2350 E. Devon Ave., Ste 300	
Whites Creek, TN 37189	Des Plaines, IL 60018	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anna Marable, a single woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Shanika C. Matthews and husband Corey Matthews,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 36 ON THE FINAL PLAT OF PRESTWICK PLACE, OF RECORD IN INSTRUMENT NO. 20040723-0088164, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO ANNA MARABLE, UNMARRIED BY WARRANTY DEED FROM RICKY EARPS, RECORDED ON THE 15TH DAY OF MAY, 2006 IN INSTRUMENT NO. 20060515-0056412, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following: 1) Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. 2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PRESTWICK PLACE, as recorded in Instrument No. 20040723-0088164 and Affidavit recorded at Instrument No. 20040922-0113905 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 3) Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040831-0104880 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 4) Terms and provisions of by-Laws of Prestwick Place recorded in Instrument No. 20040831-0104880. 5) Charter of Prestwick Place Owners Association, Inc. recorded at Instrument No. 20040831-0104875. 6) Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20031222-0181826, all matters of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 1548 Emerald Bay Blvd, Whites Creek, TN 37189

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors

covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 30th day of April, 2008.

Anna Marable

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anna Marable**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 30th day of April, 2008.

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

FILE NO: 2008040771