Davidson County DEEDWARR
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20080618-0062778

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
571238 572475
Tammy Schell

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Michael J. Maxson	(NAME) new owner	Map 161-13-0-B
(STREET ADDRESS OR ROUTE NUMBER) 5721 Edmondson Pike #209	(STREET ADDRESS)	Parcel 209 CO
(CITY) (STATE) (ZIP) Nashville, TN 37211	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Scott M. Knabusch and Jacquelyn Knabusch, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Michael J. Maxson and Jennifer Mitchell the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of Davidson County, Tennessee.

STATE OF
COUNTY OF Dickson The actual consideration or value whichever is greater, for this transfer is $ 295,500.00

Affiant _____

Subscribed and sworn to before me this the 9th day of June 2008.

Notary Public _____

My commission expires:

(Affix Seal)

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010

This is unimproved ( ), known as 5721 Edmondson Pike #209, Nashville, TN 37211
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 2nd day of April, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Scott M. Knabusch

Scott M. Knabusch

Jacquelyn Knabusch

Jacquelyn Knabusch

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Peggy Nance Williams, a Notary Public in and for said County and State, Scott M. Knabusch, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of April, 2008

Peggy Nance Williams

Notary Public

(This area for official notarial seal)

My Commission Expires: 9-16-2009

PEGGY NANCE WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Peggy Nance Williams, a Notary Public in and for said County and State, Jacquelyn Knabusch, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of April, 2008.

Peggy Nance Williams

Notary Public

(This area for official notarial seal)

My Commission Expires:

9-16-2009

PEGGY NANCE WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. 209 on the Plan of Creekside, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611 as amended in Instrument No. 20050329-0034131, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Scott M. Knabusch, an unmarried man, by deed from Pulte Homes Tennessee, Limited Partnership, Nevada Limited Partnership, of record in Instrument No. 20050921-0113630, Register's Office for Davidson County, Tennessee, dated September 16, 2005.