This Instrument Prepared By AND Return to:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080252

Davidson County DEEDWARR
Recvd: 06/23/08 10:02 2 pgs
Fees:13.00 Taxes:462.08
20080623-0064170

Send Tax Bills To:
F & M Bank
50 Franklin Street
Clarksville, TN 37040

New Owner is:
Jennifer N. Kentner
3004 Penn Meade Way
Nashville, TN 37214

MAP: 052-13-0B
PARCEL: 129.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Debra K. Wynn**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jennifer N. Kentner**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 167 on the Condominium Site Plan of River Glen, Phase IV, Section 2, of record in Book 9700, page 858, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Debra K. Wynn by Warranty Deed from Charles A. Ferguson and Lucimari M. Ferguson, husband and wife, dated 10-30-06 and recorded 11-1-06 in Instrument Number 20061101-0135558, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **3004 Penn Meade Way, Nashville, TN 37214**

DW
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 11th day of June, 2008.

GRANTOR(S):

Debra K. Wynn

DEBRA K. WYNN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **DEBRA K. WYNN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 11th day of June, 2008.

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires:

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$124,887.00**.

AFFIANT

SWORN TO and subscribed before me this the 11th day of June, 2008.

NOTARY PUBLIC
My commission expires: 7/27/10

DANA L. AUSTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN