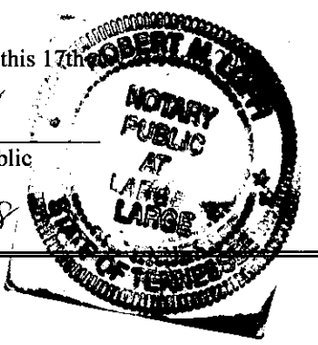
| THIS INSTRUMENT PREPARED BY:<br>**Mudter Morgan, Patterson & Akins**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**Watauga Title Co.**<br>**Brentwood, TN 37027**<br>**FTEC File No. 27763-05-2008** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $344,000.00.<br>Karen B. Roley<br>Affiant<br>Subscribed and sworn to before me this 17th<br>Notary Public<br>My Commission Expires: 7-19-08 |
|---|---|




# WARRANTY DEED

| **Address New Owner:**<br>Michael Loftin, Robin Loftin<br>5576 Saddlewood Lane<br>Brentwood, TN 37027 | **Send Tax Bills To:**<br>goodmortgage.com<br>2000 South Blvd., Ste 540<br>Charlotte, NC 28203 | **Tax Information:**<br>Map and Parcel No.:<br>171120A025.00CO |
|---|---|---|

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julianne E. Marshall and husband, James L. Marshall, III**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Loftin and wife, Robin Loftin** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5576 Saddlewood Lane, Brentwood, TN 37027

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 17th day of June, 2008.

Julianne E. Marshall

James L. Marshall, III

Davidson County DEEDWARR
Recvd: 06/26/08 13:28 2 pgs
Fees:13.00 Taxes:1272.80
20080626-0065980

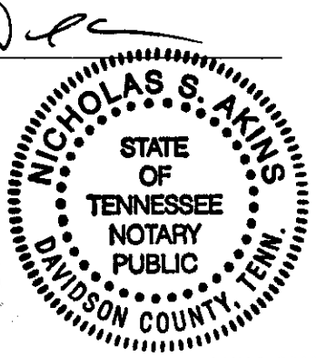
STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Julianne E. Marshall and James L. Marshall, III**, 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, at office, this 17th day of June, 2008.

Notary Public

My Commission Expires:




My Commission Expires MAY 2, 2011

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Section One, Addition To Brelan Park At Saddlewood as of record in Plat Book 7900, pages 788 and 789, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Julianne E. Marshall and husband, James L. Marshall, III by deed dated April 14, 2004 from Jason Casey, unmarried of record in Instrument No. 20040416-0043035, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Brelan Park At Saddlewood of record in Book 8891, page 850, amended in Book 9462, page 398, amended and restated in Book 9480, page 387, supplemented in Book 9670, page 494, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Brelan Park At Saddlewood Homeowners Association, Inc., of record in Book 8891, page 869, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Brelan Park at Saddlewood Homeowners' Association, Inc. of record in Book 10370, page 281, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Brelan Park At Saddlewood Homeowners Association, Inc. of record in Book 9462, page 547, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7883, page 311, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 7900, pages 788 and 789, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 7900, page 728, Register's Office for Davidson County, Tennessee. (Boundary)
9. Storm water detention agreement of record in Book 9401, page 832, Register's Office for Davidson County, Tennessee.