WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

RET.

Davidson County DEEDWARR
Recvd: 07/02/08 10:58 3 pg
Fees:18.00 Taxes:430.68
20080702-0068353

THIS INSTRUMENT PREPARED BY:

MOORELAND TITLE COMPANY, LLC
315 Deaderick Street
Regions Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $116,400.00

AFFIANT

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this 23 day of JUNE, 2008

NOTARY PUBLIC

My Commission Expires: 7-19-08

Address New Owners as Follows:

Crystal L. Jones
1905 Nashboro Boulevard
Nashville, Tennessee 37217

Send Tax Bills To:

Elité Home Loans Inc.,
109 Westpark Dr., Ste 310
Brentwood, TN 37027

Map-Parcel Number:

135-12-C-47.00co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Jeffery Brian Homes, married ("Grantor") does hereby bargain, sell, transfer and convey unto **Crystal L. Jones, unmarried** ("Grantee") her heirs and assigns, all of his right, title and interest in and to certain property located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee being Unit # 47 on the plan of a Horizontal Property Regime Plat, Nashboro Village, Tract 13, of record in Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee, reference to said plan being hereby made for a more complete description of said property.

Being the same property conveyed to Jeffery Brian Holmes by Warranty Deed from Gallardia Properties, LLC, dated November 29, 2004 and filed of record in Instrument No.20041202-0143679, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **Crystal L. Jones**, her heirs and assigns, forever.

AND **Jeffery Brian Holmes** does hereby covenant with **Crystal L. Jones**, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND **Jeffery Brian Holmes** does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to said land to **Crystal L. Jones,** her heirs and assigns against the lawful claims of all persons whomsoever.

This is ( ) unimproved (X) improved property known as: 1905 Nashboro Blvd., Nashville, TN 37217

IN WITNESS WHEREOF, this Warranty Deed has been executed this 23rd day of June, 2008.

Jeffery Brian Holmes

Holli A. Holmes

Note: Holli A. Holmes joins in this conveyance to convey any marital interest she may have.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Jeffery Brian Holmes and Holli A. Holmes, with whom I am personally acquainted, and who upon oath, acknowledged themselves to be the within named bargainors, and that they as such executed the foregoing instrument for the purpose therein contained, by signing their names.

Witness my hand, at Nashville, Tennessee, this 23rd day of June, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

This conveyance is subject to following:

Permitted Encumbrances

1. County Taxes for 2008, have been pro-rated and shall be paid by Grantee, all subsequent years, a lien not yet due and payable.

2. Plan of record in Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee.

3. Subject to Restrictive Covenants of record in Instrument No. 20021211-0152726; and as amended in Instrument No. 20031008-0149209, Register's Office for Davidson, Tennessee.

4. Subject to By-Laws of record in Instrument No.20021211-0152727, Register's Office for Davidson County, Tennessee.

5. Subject to Stormwater Detention Agreement of record in Instrument No.20021205-0150029, Register's Office for Davidson County, Tennessee.

6. Subject to Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, Page 410, Register's Office for Davidson County, Tennessee.

7. Subject to Restrictions of record in Book 4827, Page 14 and Subject to By-Laws of Parkside Villas Homeowner's Association, Inc. of record in Instrument No. 20021211-0152727, as amended and replaced with the name LAKESIDE VILLAS Homeowner's Association, Inc. of record in Instrument No.20020507-0056329, Register's Office for Davidson County, Tennessee.

8. Subject to Agreements contained in "License to use Fitness Center and Swimming Pools" of record in Instrument No. 20020507-0056329, Register's Office for Davidson County, Tennessee.

9. Subject to Easement for Metro Government of record in Book 4868, Page 74; Book 4815, Page 425 and in Instrument No.20010314-0024179, Register's Office for Davidson County, Tennessee.

10. Subject to Easement of record in Book 10110, Page 854, Register's Office for said County.

11. Subject to Easement for Public Right- of- Way Dedication of record in Book 4460, Page 149-151, Register's Office for said County.

12. Subject to Easement for Cable Television, of record in Instrument No.20001012-0101575, Register's Office for Davidson County, Tennessee.

13. Subject to Easement for Sewer, of record in Book 8870, Page 887 and page 932, and in Instrument No.20021205-0150029, Register's Office for Davidson County, Tennessee.