WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/08 15:26 2 pgs
Fees:13.00 Taxes:439.93
20080718-0074105

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$118,900.00.**

Affiant

Subscribed and sworn to before me this 11th day of July, 2008

Notary Public

My Commission expires: 11-14-09
(Affix Seal)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brittney C. Fort	CTX Mortgage Company, LLC	052-05-0A-168.00 CO
1624 Wynnhaven Court	P.O. Box 199113	
Madison, TN 37115	Dallas, TX 75219	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Tametra D. Blount, single**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brittney C. Fort, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 168 on the plan of Phase One, Section Two, Heron Walk, of record in Book 9700, page 386, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tametra D. Blount, single, from Winnie Talley, by deed on April 4, 2006, of record in Instrument Number 20060406-0039330, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2008 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 052-08-0A-168.00CO.
- Subject to all matters as shown on the Plan of record in Book 9700, page 386, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10095, page 464, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 10125, page 449, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 10170, page 124, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1624 Wynnhaven Court, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 11, 2008.

Tametra D. Blount
Tametra D. Blount

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tametra D. Blount,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 11, 2008

My commission expires 11-14-2009

Daphne M. Davis
Notary Public

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Janel McAlister, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janel McAlister

State of Tennessee
County of Davidson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary Public

My Commission Expires: MAR 10 2012

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE