Davidson County DEEDWARR
Recvd: 09/08/08 14:13 2 pg
Fees:13.00 Taxes:472.86

20080908-0091897

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $127,800.00

Affiant

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 28th day of August, 2008.

Notary Public
My commission expires: MY COMMISSION EXPIRES: December 7, 2011

~~Prepared by & Return to:~~
Commerce Union Title, LLC
100 Bluegrass Commons Blvd., #2110
Hendersonville, TN 37075
#08-080024

06-0807-73141

Address of New Owner:	Send Tax Bills to:	Tax Information
Eileen M. Beers 3105 Penn Meade Way Nashville TN 37214	Countrywide Bank 801 Crescent Center Dr Ste 510 Franklin Tn 37067	052-13-0B 248.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Patricia L. Fleming, unmarreid hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eileen M. Beers, an unmarried woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of River Glen, Phase 5, Section 2, of record in Instrument No. 20031006-0147480, and as described in Master Deed of record in Book 7566, Page 571; Instrument No. 20040915-0111299; Instrument No. 20040915-0111301; Instrument No. 20030425-0055853; Instrument No. 20030522-0069839; and Instrument No. 20020425-0051349, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia L. Fleming, unmarried by deed from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes, dated February 24, 2004, recorded March 1, 2004, of record in Instrument No. 20040301-0022859, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3105 Penn Meade Way, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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 my hand this 28th day of August, 2008.

Patricia L. Fleming

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia L. Fleming, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 28th day of August, 2008.

Kathleen Tomlinson
Wilson

My Commission expires 01/17/~~2010~~ 2012

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012