Davidson County DEEDWARR
Recvd: 09/24/08 09:41 2 pgs
Fees:13.00 Taxes:421.80
20080924-0097036

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of September, 2008, by and between Misun Porter, a married woman, party of the first part, and Courtney Vonell Crutcher, um ma rried , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Described property located in Davidson County, Tennessee, to wit:

Lot 126, Section Three, Meadow Woods, of record in Instrument No. 20000921-0094039, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said property.

Being all or part of the same property conveyed to Misun Porter by deed dated April 28, 2008 and recorded at Instrument No. 20080430-0043987 in the Register's Office of Davidson County, Tennessee.

***The seller warrants that she has never occupied this property as her primary residence. This property has only been used for investment purposes.***

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

**The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2008 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 10666, Page 748, Instrument Nos. 20000524-0051988 and 20010911-0098356 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Misun Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Misun Porter, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of September, 2008.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Property Owner & Address: Courtney Vonell Crutcher

Tax Parcel No 164160 A 06800CO

Property Address: 804 Stone Flower Court
Antioch, TN 37013

MAIL TAX
BILLS TO: New Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $114,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jennifer Thomas
AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of September, 2008.

Dana P. Mason
Notary Public

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 3-11-09