NEW OWNER:
KRISTOFFER INGRAM and
AMBER SAULS
5321 FLAGSTONE DRIVE
ANTIOCH, TN 37013

SEND TAX BILLS TO:
ELITE HOME LOANS
109 WESTPARK DRIVE STE #260
NASHVILLE, TN 37027

Map 176
Group 02 0
Parcel 054.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 08-0966

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 10/06/08 12:20 3 pgs
Fees:18.00 Taxes:443.63
20081006-0101323

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Nineteen Thousand Nine Hundred and 00/100 Dollars ($119,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Y. RENEE NOLEN, unmarried,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KRISTOFFER INGRAM and AMBER SAULS, joint tenants with right of survivorship,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 197 on the Plan of Peppertree Forest, Section 19, as of record in Book 7900, Page 783, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Y. Renee Nolen, unmarried, by Deed from Rose Ann Frye, unmarried, dated August 24, 1999, and of record in Book 11636, Page 98, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 5321 FLAGSTONE DRIVE, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 7900, Page 783, Section 19, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 26th day of September, 2008.

Y. RENEE NOLEN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Y. RENEE NOLEN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of September, 2008.

TODD A. TRESSLER
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5/11/09

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The actual consideration or value, whichever is greater, for this transfer is **$119,900.00 .**

Janel McAlister
AFFIANT

Sworn to and subscribed to before me this 26th day of September, 2008.

NOTARY PUBLIC

My commission expires: MAR 10 2012

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

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.

Notary Public

My Commission Expires: MAR 10 2012

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