21604-3
Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/10/08 08:41 2 pg:
Fees:13.00 Taxes:795.13

20081010-0102652

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$214,900.00**.

Affiant

Subscribed and sworn to before me, this the 8th day of October, 2008.

Notary Public

My commission expires: 11-19-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michele M. Folds	**Platinum Mortgage, Inc.**	**Map 172-12-0-D, Parcel 484CO**
8218 Persia Way	**P. O. Box 6206**	
Nashville, TN 37211	**Huntsville, AL 35813**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Katherine Blower, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michele M. Folds, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 530 on the Final Plat of Town Center Homes at Lenox Village, a Planned Unit Development, Section III, of record in Instrument No. 20060118-0006550, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Katherine Blower, by Deed from Regent Homes, LLC, a Tennessee limited liability company, dated November 30, 2006, of record in Instrument No. 20061201-0148635, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Matters shown on the Plan of record as Instrument No. 20060118-0006550, said Register's Office; Master Deed Restrictions of record in Instrument No. 20020315-0032825, said Register's Office; Declaration of Charter Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village of record as Instrument No. 20020315-0032826, Instrument No. 20060120-0007914, corrected in Instrument No. 20060309-0027423, Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to the Instrument of record as Instrument No. 20031212-0178492, as made applicable to subject property by Instrument No. 20060120-0007914, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This instrument is being executed on behalf of Katherine Blower, pursuant to a Power of Attorney executed by same on the 30th day of September, 2008, of record in Instrument No. 20081010-0102651, Register's Office for Davidson County, Tennessee.

This is improved (_X__) Unimproved (____) property, known as: **8218 Persia Way, Nashville, TN 37211**

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 that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this **8th** day of **October, 2008.**

Katherine Blower
Katherine Blower

By: Jennifer Johnson, Atty in Fact
Jennifer Johnson, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Jennifer Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for Katherine Blower, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Katherine Blower for the purpose therein contained, by signing the name of Katherine Blower by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of October, 2008.

Notary Public



My Commission Expires: 11-19-08