Davidson County DEEDWARR
Recvd: 10/21/08 13:54 2 pg
Fees:13.00 Taxes:691.90

20081021-0105599

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF October, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

(AFFIX SEAL)

B-ML-08-800

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason C. Zimmerman	Mortgage Lenders of America, LLC	
800 Beech Bend Drive (ADDRESS)	(NAME) 8400 W. 110th Street, Ste. 500 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Overland Park, Kansas 66210 (CITY) (STATE) (ZIP)	142-14-177.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DARLENE H. GARRETT, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JASON C. ZIMMERMAN AND WIFE, JENNIFER B. ZIMMERMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 694, HARPETH WOODS, SECTION THREE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 270, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DARLENE H. GARRETT BY WARRANTY DEED FROM JEFFREY E. LAWRENCE AND WIFE, ANNA MARIE LAWRENCE, RECORDED ON THE 17TH DAY OF JUNE, 2003 IN INSTRUMENT NO. 20030617-0083120, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECTTO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 5200, PAGE 270; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 5867, PAGE 193 AND BOOK 5882, PAGE 261; EASEMENT FOR PUBLIC UTILITIES OF RECORD IN BOOK 9408, PAGE 173, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 800 Beech Bend Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 10th day of October, 2008.

Darlene H. Garrett

Darlene H. Garrett

John A. Garrett

John A. Garrett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darlene H. Garrett and John A. Garrett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of October, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903