Davidson County DEEDWARR
Recvd: 11/04/08 15:09 2 pgs
Fees:13.00 Taxes:460.28
20081104-0109833

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $124,400.00

Affiant

Subscribed and sworn to before me, this 26th day of September 2008.

Notary Public

My commission expires: 9-19-2011

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
367 Riverside Drive, Suite 105
Franklin, TN 37064
(615)-628-5225

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alisa M. Maloney	**GMAC Mortgage**	**136150B14200CO**
3401 Anderson Road, Unit 98	**1801 West End Avenue, Suite 100**	
Antioch, TN 37013	**Nashville, TN 37203**	

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

Andrea D. Davis, a single woman

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

Alisa M. Maloney, a single woman

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 Unit 98, PHASE 3, PLAN OF SMITH SPRINGS TOWNHOMES, as shown on plat of record in Instrument No. 20040319-0031383, 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 by Quitclaim Deed from Keith Anderson to Andrea D. Anderson as recorded on the 21st day of October, 2005 in Instrument No. 20051021-0127523 and Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company to Andrea D. Anderson, a married woman as recorded on the 18th day of August, 2005 in Instrument No. 20050818-0098659, in the Register's Office of Davidson County, Tennessee.

ANDREA D. DAVIS AND ANDREA D. ANDERSON ARE ONE AND THE SAME PERSON.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2008 and subsequent years are now due and payable.

This is improved (__X__) unimproved (____) property known as 3401 Anderson Road, Unit 98, Antioch, TN 37013.

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 and assigns forever; and we do covenant with 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 in 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 26th day of September, 2008.

Andrea D. Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Andrea D. Davis , the within named Grantors, 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, at office, this 26th day of September, 2008.

Notary Public

My Commission Expires: 9-19-2011

RETURN TO:
SIGNATURE TITLE SERVICES, LLC
367 Riverside Drive, Suite 105
Franklin, TN 37064

