WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/29/08 14:43 2 pgs
Fees:13.00 Taxes:410.70

20081229-0123024

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. **$111,000.00.**

Susan Frawley Newton
Affiant

Subscribed and sworn to before me this 22 day of December, 2008.

Donna C. Pionk
Notary Public
My Commission expires: 1-9-2012
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Lissa B. Murphy	Franklin American Mortgage Co.	109-5-0-B-402.00CO
3535 Bell Road #402	501 Corporate Centre Dr.	
Nashville, TN 37211	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Susan Elizabeth Scharber, nka Susan Scharber Thomas** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lissa B. Murphy**, a single woman, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Justin Thomas joins in this conveyance to convey and and all marital rights he may have in and to said property.

Land in Davidson County, Tennessee, being Unit No. 402 on the plan of Williams Bend Townhomes, a horizontal property regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a horizontal property regime with Private Elements, of record in Instrument No. 20021216-0154761 and Supplemental of record in Instrument No. 20030529-0072377 and in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Williams Bend Townhomes, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants for a more complete identification and description of said units.

Being the same property conveyed to Susan Elizabeth Scharber, unmarried nka Susan Scharber Thomas, by deed from 70 South Associates, LLC, on April 28, 2004, of record in Instrument Number 20040429-0048693, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20021216-0154761, supplemented in Instrument Number 20030529-0072377; and In Instrument Number 20030930-0144058, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20061229-0161141, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3535 Bell Road #402, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 22, 2008.

Susan Scharber Thomas

Justin Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Susan Scharber Thomas and Justin Thomas** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 22, 2008

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY