Davidson County DEEDWARR
Recvd: 01/09/09 09:17 2 pgs
Fees:13.00 Taxes:536.50
20090109-0002249

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Jonathan Osborne 2912 Summer Hollow Ct Hermitage TN 37076	Same	Southeast Title 907 Rivergate Parkway S-B-1 Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $145,000.00

Map & Parcel No.
64-16-D-222 CO

Affiant

Subscribed and sworn to before me on 12/16/08.

Notary Public

My Commission Expires: 24 Jan 2011

BRYAN LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires January 24 2011

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, **Hazel Rands, an unmarried woman** (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto **Jonathan Osborne,** unmarried (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property known as 2912 Summer Hollow Ct Hermitage TN 37076, County of Davidson:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Section Four, Truxton Park of record in Instrument No. 20020528-0064435, Registers Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation by deed from Gilbert S. Merrit, Jr., of record in Instrument No. 20020123-0009368, Registers Office for Davidson County, Tennessee.

THIS conveyence is subject to any and all restrictions and easments of record.

BEING the same property conveyed to Hazel Rands by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20030122-0009234, Registers Office for Davidson County, Tennessee

The above legal description is identical to the legal description in the previous deed of record.

HK by ST
Attorney In Fact

This is improved property located at 2912 Summer Hollow Ct, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 12/16/08.

Hazel Rands by Susan Tant her Attorney in Fact
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, a Notary Public in and for said County and State, personally appeared Susan Tant who executed the foregoing instrument on behalf of Hazel Rands as his/her true and lawful attorney in fact and acknowledged the same to be the free act and deed of the within named Hazel Rands
Witness my hand and official seal this 16th, day of December, 2008.

My Commission Expires: 24 Jan 2011

BRYAN LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires January 24, 2011