Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Taek S. Russell	Just Mortgage, Inc.	173-08-0-A-008.00CO
317 Pebble Creek Circle	9680 Haven Ave Ste 200	
Antioch, TN 37013	Rancho Cucamonga, CA. 91730	

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

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 the 9th day of January, 2009.

Notary Public

My Commission Expires: _____
(Affix Seal)

C.M. CORRIVEAU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

Davidson County DEEDWARR
Recvd: 01/16/09 15:48 2 pgs
Fees:13.00 Taxes:691.90
20090116-0004393

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Prat Itharat and wife, Noelle M. Itharat f.k.a Noelle M. McKenzie, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Taek S. Russell, married ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Lot No. 38 on the FINAL PLAT, SECTION1 OF DEER VALLEY, a Planned Unit Developmentof record in Instrument No. 20030205-0016206, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Prat Itharat, an unmarried person, and Noelle M. McKenzie, an unmarried person, by Warranty Deed from Yazdian Construction, Inc, a Tennessee Corporation, dated May 9, 2005, of record in Instrument No. 20050517-0055737, Register's Office for Davidson County, Tennessee. Noelle M. McKenzie having since married Prat Itharat and is now known as Noelle M. Itharat.

This conveyance is made subject to (1) Property taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **1009 Streamdale Point West, Cane Ridge, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **9th** day of **January, 2009.**

GRANTOR(S)

Prat Itharat

Noelle M. Itharat

STATE OF SOUTH CAROLINA)

COUNTY OF Charleston)

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Prat Itharat and Noelle M. Itharat** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and official seal on this the **9th** day of **January, 2009.**

Notary Public

My Commission Expires:

