Davidson County DEEDWARR
Recvd: 02/17/09 14:37 2 pgs
Fees:13.00 Taxes:804.38

20090217-0013299

BOX 10-A

This Instrument Was Prepared By:
Nancy King Crawford, Attorney at Law
1929 21st Avenue South
Nashville, TN 37212
(615) 292-2331

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 306
NASHVILLE, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $217,400.00.

Amy Bozeman Harrington
Affiant

BRENDA WRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me on this 13th day of February, 2009.

Brenda Wright
Notary Public

My Commission Expires: July 25, 2009

Address New Owner(s) as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Sean and Lauren Travis Bernard W. Bloemer 5200 Smartt Drive Nashville, TN 37220	SunTrust Mortgage 401 Commerce Street Suite 6100 Nashville, TN 37219	146-16-159

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Amy Bozeman Harrington, a married person, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Sean Travis and wife, Lauren Travis, and Bernard W. Bloemer, a married person, as joint tenants with right of survivorship, hereinafter called the GRANTEES, their heirs and assigns, all of her right, title and interest to a certain parcel of land in Davidson County, Tennessee, described more particularly as follows:

Land in Davidson County, Tennessee, being known as Lot No. 906 on the Plan of Brentwood Hall, Section IX, as of record in Plat Book 2331, page 92, Register's Office for said County, to which plat reference is hereby made for a more complete description and accurate legal description.

Being the same property conveyed to Jennifer Bozeman and Amy Bozeman, as tenants in common with right of survivorship, by Warranty Deed from Colleen A. Murphy, unmarried, of record as Instrument Number: 20030805-0111090, Register's Office for Davidson County, Tennessee. Jennifer Bozeman having since died and Amy Bozeman Harrington, formerly Amy Bozeman, taking full title under the right of survivorship. This is not the principal place of residence of the Grantor named herein.

THIS conveyance is subject to:

1. All matters appearing on the Plan of record in Book 2331, page 92, said Register's Office.

2. Restrictive Covenants affecting the property contained in an instrument of record in Book 2488, page 489, said Register's Office.

3. All applicable governmental and zoning regulations.

4. Any and all plats, easements, restrictions and other matters of record.

5. Real property taxes for 2009, a lien but not yet due and payable, which have been pro-rated and assumed by the Grantees.

THIS is improved property known as 5200 Smartt Drive, Nashville, Tennessee, 37220.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantees" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13th day of February, 2009.

Amy Bozeman Harrington

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of February, 2009, before me personally appeared Amy Bozeman Harrington, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named bargainor, and that she executed the foregoing instrument by signing her name for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of February, 2009.

Notary Public

BRENDA WRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: July 25, 2009