Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 02/27/09 13:18 2 pgs
Fees:13.00 Taxes:665.63
20090227-0017384

ADDRESS NEW OWNER:
Heather M. Larsen
622 Westcrest Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Bank, FSB
2021 N. Gallatin Road, Suite 280
Madison, TN 37115

MAP 147-10
GROUP
PARCEL 107

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lindsey Monger (fka Lindsey E. Mayes) and husband, David S. Monger,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Heather M. Larsen, a single person** , hereinafter called the GRANTEE, her 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 Lot No. 219 on the Plan of Whispering Hills, Section 11-A, of record in Plat Book 2331, page 132, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lindsey E. Mayes, an unmarried woman and David S. Monger, an unmarried man, joint tenants with rights of survivorship by deed from Jeffery Scott Tucker and wife, Sherrie Richards of record in Instrument no. 20040702-0079371, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **622 Westcrest Drive, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 our hands this the **23rd** day of **February, 2009.**

~~Lyndsay~~ **Monger**

David S. Monger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, ~~Lyndsay~~ **Monger and David S. Monger**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of February, 2009.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $179,900.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of February, 2009.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/8/2012