Davidson County DEEDWARR
Recvd: 03/03/09 15:15 3 pgs
Fees:18.00 Taxes:582.75
20090303-0018889

WARRANTY DEED

P-09-1260

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF February, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/8/2010 (AFFIX SEAL)

ROBIN DUBAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy D. Carey	Coldwell Banker Mtg	
1260 Bending Creek Drive	(NAME) 1 Mortgage Way	173-15-0A-050.00 CO
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we LINDA D. BUTTRY, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TIMOTHY D. CAREY, AN UNMARRIED MAN AND CLARA J. KAPLAN, AN UNMARRIED WOMAN, hereinafter called the Grantees, their heirs and assigns, that 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. 50 on the Plan of Mill Run Subdivision, Phase I of record in Plat Book 11700, Page 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Linda D. Buttry, unmarried by Warranty Deed from Fox Ridge Homes, Inc. of record in Instrument No. 20001219-0124488, in the Register's Office for Davidson County, Tennessee, dated November 20, 2000.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1260 Bending Creek Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand(s) this 27th day of February, 2009.

Linda D Buttry by Angelique Hopper Atty in Fact
Linda D. Buttry, by Angelique Hopper Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

On this the 27 day of February, 2009, before me personally appeared Angelique Hopper to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Linda D. Buttry, and acknowledged that she executed the same as their free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 27 day of February, 2009.

Robyn DuBray
Notary Public

My Commission Expires: 5/8/2012

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

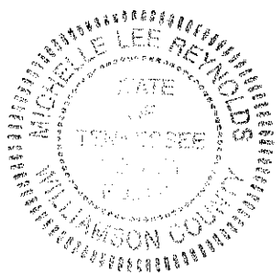
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

900