BILL GARRETT, Davidson County
T20090017765 DEEDWARR
Recvd: 03/17/09 11:47 2 pgs
Fees:13.00 Taxes:343.73
20090317-0023906

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**599 Sam Ridley Pkwy West, Suite 107**
**Smyrna, TN 37167**

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
NOVEMBER 21, 2010

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**
**The actual consideration or value, whichever is greater, for this transfer is $92,900.00**

**Affiant**

**Subscribed and sworn to before me, this 13th day of March, 2009.**

**Notary Public**
**My commission expires: 11/21/10**

**04-0901-53381**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Joan Bissett | Century Lending Company | 135-10-0-D |
| 1057 Capital Funds Court | 9920 Corporate Campus Dr, # 3000 | 040.00 CO |
| Nashville TN 37217 | Louisville, KY 40223 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eugene F. Day and wife, Caroline S. Day, William Hartman, and Martha Welchel; both unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joan Bissett, a single woman, hereinafter called the Grantees, their successors 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 Unit No. 40, together with the appurtenant interest in the common elements of Villas At Ransom Park, a horizontal property regime established by Master Deed, of record in Instrument No. 20051025-0128829; as amended in Instrument No. 20061002-0121910; further amended in Instrument No. 20080502-0044959; and of record in the Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Villas at Ransom Park of record at 20080314-0026053, Register's Office for said County, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Villas at Ransom Park, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Stones River Homes, Inc., a Tennessee corporation by deed from General Construction Company, Inc., a Tennessee corporation, dated December 2, 2005, recorded December 8, 2005, of record in Instrument No. 20051208-0147645, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Eugene F. Day and wife, Caroline S. Day by deed from Stones River Homes, Inc., a Tennessee corporation, dated March 28, 2007, recorded April 17, 2007, of record in Instrument No. 20070417-0045910, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Eugene F. Day and wife, Caroline S. Day, William Hartman, unmarried and Martha Welchel, unmarried by Quitclaim Deed from Victor Hazelwood, Trustee, dated March 28, 2007, recorded April 25, 2007, of record in Instrument No. 20070425-0049420, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1057 Capital Funds Court, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 13th day of March, 2009.

Eugene F. Day
By: William Hartman, Attorney-in-fact

Caroline S. Day
By: William Hartman, Attorney-in-fact

William Hartman

Martha Welchel

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Hartman and Martha Welchel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 13th day of March, 2009.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires: 11/21/10

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: NOVEMBER 21, 2010

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named William Hartman with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Eugene F. Day and wife, Caroline S. Day and that he is authorized by Eugene F. Day and wife, Caroline S. Day to execute this instrument on their behalf.

Witness my hand in Murfreesboro Tennessee, this 13th day of March, 2009.

Notary Public at Large

My Commission Expires: 11/21/10

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: NOVEMBER 21, 2010