~~Pay to the order of Regions Bank~~
~~For Deposit Only~~
~~McCann, Hubbard & Solomon~~

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 **Return To:** **MH&S Law Firm** **1804 Williamson Ct. Ste 201** **Brentwood, TN 37027** **615-377-3319**	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF March 2009 Notary Public MY COMMISSION EXPIRES: My Commission Expires October 10, 2009 (AFFIX SEAL)

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Megan McInnis	New Owner	MAP 173-09-A
2324 Alteras Drive	2324 Alteras Dr.	PARCEL 576.00CO
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Chelsea Dawn Spuck, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Megan McInnis, an unmarried woman and Duncan C. McInnis, a married man, with rights of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 550 as shown on the Plan of Section One, Phase 8, Lenox Village, of record in Instrument No. 20060824-0104608, said Registers Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Pete Munday and wife Chelsea Munday by deed from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20070327-0036458, Registers Office for Davidson County, Tennessee, dated March 22, 2007. Further, being the same property conveyed to Chelsea Munday by quitclaim deed from Pete Munday pursuant to a Final Divorce Decree. Chelsea Munday is now known as Chelsea Dawn Spuck, pursuit to said Decree of Final Divorce.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2324 Alteras Drive, Nashville, TN 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 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 _____ hand( ) this the 31st day of March, 2009.

BILL GARRETT, Davidson County
Trans:T20090021881 DEEDWARR
Recvd: 04/02/09 12:54 2 pgs
Fees:13.00 Taxes:1091.50
20090402-0029812

Chelsea Dawn Spuck by Trish Woolwine attorney in fact.
Chesea Dawn Spuck by Trish Woolwine, Attorney-in-Fact

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31st day of March, 2009.

My Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Trish Woolwine** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that She executed the within instrument on behalf of **Chelsea Dawn Spuck**, as Her Attorney in Fact, as the free act and deed of the within named **Chelsea Dawn Spuck**.

Witness my hand and official seal this the 31st day of March, 2009.

My Commission expires May 8, 2012

Priscilla C. Urbaniek
Notary Public

PRISCILLA C. URBANIEK
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN