This Instrument Was Prepared By:
Mooreland Title Company, LLC
315 Deaderick St., Ste. 1710
Nashville, TN 37238

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $179,250.00.

Affiant

Subscribed and sworn to before me, this 27th day of March, 2009.

Notary Public

My Commission Expires: 1-20-10

BILL GARRETT, Davidson County
Trans:T20090022536 DEEDWARR
Recvd: 04/06/09 08:50 2 pgs
Fees:13.00 Taxes:663.23
20090406-0030921

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Address New Owner:
Jason R. Garner
2551 Val Marie Drive
Madison, TN 37115

Send Tax Bills To:
Countrywide Bank, FSB
1620 Gateway Blvd., Ste. 101
Murfreesboro, TN 37129

Map & Parcel:
034-07-0B-03400.CO

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, **Westview Homes, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ruel Jason Garner and wife, Natalie R. Garner,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 34B, on the plan of Enclave at Twin Hills, as of record in Instrument No. 20071221-0146647 and Instrument No. 20080117-0005451, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Westview Homes, LLC by deed from Alliance Development, LLC, dated September 3, 2008, of record in Instrument No. 20080908-0091835, Register's Office for Davidson County, Tennessee..

This conveyance in made subject but not limited to the following:

1. Plan of Record in Instrument No. 20071221-0146647, Register's Office for Davidson County, Tennessee.
2. Stormwater Detention Agreement of record in Instrument No. 20060104-0001185, Register's Office for Davidson County, Tennessee.
3. ubject to Charter Right of Way for CSX Transportation Railroad.
4. All assessments and taxes due in 2009 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 2551 Val Marie Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, 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.

WITNESS my hand this 27th day of March, 2009.

Westview Homes, LLC

By: _____
Gabriel D. Feltner, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named Gabriel D. Feltner, with whom I am personally acquainted, and who upon his oath, acknowledged himself to be the Secretary of Westview Homes, LLC, the bargainor, a Tennessee Limited Liability Company, and that he as such Secretary, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Company by himself as such Secretary.

Witness my hand, at Brentwood, Tennessee, 27th day of March, 2009.

_____
NOTARY PUBLIC

My Commission Expires: 1-20-10

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.