WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$156,500.00.** Affiant Subscribed and sworn to before me, this the 13th day of May, 2009. Notary Public My commission expires: 11-22-10 (AFFIX SEAL)

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Andrew Wakeman **Autumn Wakeman**	**Bank of America**	**Map 161-15-0-B Parcel 019.00co**
547 Swiss Avenue	**3011 Armory Drive, Suite 120**	
Nashville, TN 37211	**Nashville, TN 37204**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joshua D. Neighbors and wife, Katherine N. Neighbors

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Wakeman and Autumn Wakeman, husband and wife

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 Unit No. 19 as described according to Exhibit "D" attached to said Master Deed of RoseMonte Townhomes, Phase 1, of record in Instrument No. 20051117-0138877, as amended in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete.

BEING the same property conveyed to Joshua D. Neighbors and wife, Katherine N. Neighbors, by Warranty Deed dated October 17, 2006, from Affordable Housing Resources, Inc., of record in Instrument No. 20061019-0129782, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **547 Swiss Avenue, Nashville, TN 37211**

BILL GARRETT, Davidson County
Trans:T20090031933 DEEDWARR
Recvd: 05/14/09 11:36 2 pgs
Fees:13.00 Taxes:579.05
20090514-0044390

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 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 **13th** day of **May, 2009.**

Joshua D. Neighbors

Katherine N. Neighbors

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Joshua D. Neighbors and Katherine N. Neighbors,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **May, 2009.**

Notary Public

My Commission Expires: 3/7/2011

JENNIFER JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.