WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ____ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 29TH DAY OF MAY, 2009. Carol A Clouse Notary Public MY COMMISSION EXPIRES: 3-20-10 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 5500 Maryland Way, Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colin D. Peterson and Amanda J. Burgess	New South Federal Savings Bank	
(NAME) 1620 Timber Run	(NAME) P.O. Box 202028	108160A 00600 CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Florence, SC 29502-2028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Janna Rebecca Pogue**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Colin D. Peterson, single and Amanda J. Burgess, single as tenants in common with right 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. 6 on the Plan of Timber Ridge of record as Instrument #20040113-0005330, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes to Janna Rebecca Pogue by Warranty Deed dated March 30, 2005 and recorded April 5, 2005 in Instrument #20050405-0036724, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1620 Timber Run, Nashville, TN 37214

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, has 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.

BILL GARRETT, Davidson County
Trans:T20090036721 DEEDWARR
Recvd: 06/03/09 11:14 2 pgs
Fees:13.00 Taxes:606.80
20090603-0051154

Witness our hands this 29th day of May, 2009.

Janna Pogue

Janna Rebecca Pogue

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Janna Rebecca Pogue**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of May, 2009.

STATE OF TENNESSEE NOTARY PUBLIC RUDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 2, 2011

My commission expires: _____

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067