BILL GARRETT, Davidson County
Trans:T20090037198 DEEDWARR
Recvd: 06/04/09 11:35 2 pgs
Fees:13.00 Taxes:q31.35
20090604-0051730

RECORD AND RETURN TO:
Bosch Title, LLC
5252 Hickory Hollow Parkway
Suite 1015
Antioch, Tennessee 37013

WARRANTY DEED

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2009.

NOTARY PUBLIC

My commission expires: 9/25/10

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 5252 Hickory Hollow Parkway, Suite 1015, Antioch, Tennessee 37013

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NOEL E. McPHERSON 3252 Luann Drive Antioch, Tennessee 37013	Same address as new owner	MAP 150-10-0-101.00

FOR AND IN CONSIDERATION of the sum of THIRTY FIVE THOUSAND FIVE HUNDRED AND NO/100 ($35,500.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **MISTY DIANE KAMKA, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **NOEL E. McPHERSON, unmarried,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 30-A on the Zone Lot Division of the Plan of Cherry Hills, Section 12, as of record in Plat Book 6250, page 446, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Misty Diane Kamka by Warranty Deed from Malcolm B. Wiseman, dated April 21, 2006 and filed for record on June 14, 2006, of record in Instrument No. 20060614-0070749, Register's Office for Davidson County, Tennessee.
>
> This is improved property known and designated as 3252 Luann Drive, Antioch, Tennessee 37013.
>
> This conveyance is made subject to all matters as shown on plat of record in Plat Book 6250, page 446; to any and all restrictive covenants of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2009 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 28th day of May, 2009.

Misty Diane Kamka

MISTY DIANE KAMKA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, **Misty Diane Kamka,** 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 for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of May, 2009.

Notary Public

My commission expires: 9/25/10

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.