WARRANTY DEED

BOX 13
15079

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2009

Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adrianne Howard	BANK OF America, N.A.	182-06-0A-185
(NAME)	(NAME)	
8232 Ramstone Way	3011 Armory Dr. Ste 120	
(ADDRESS)	(ADDRESS)	~~2009-0225~~
Antioch, TN 37013	Nashville, TN. 37204	
(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, Amy K. Moss, a single person HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adrianne Howard, UNMARRIED 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:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 175 on the Plan of Old Hickory Hills, Phase II, Section III, as of record at Instrument No. 20040420-0044507, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amy K. Moss, unmarried by warranty deed of Greenvale Construction, a Limited Liability Company of record in Instrument No. 20041020-0126107, conveyance dated October 1, 2004, Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2009 Tax a lien against said property but are not yet due and payable. Declaration of covenants, conditions and restrictions with By-Laws of record in Instrument No. 200201160006750, Register's Office of Davidson County, Tennessee. HOA Charter of record in Instrument No. 200201230009417, amendment to charter of record in Instrument No. 200812190121385, said Register's Office. Storm water detention agreement of record in Instrument No. 200103060021333 and Instrument No. 200302260025749, said Register's Office. Sanitary sewer and/or drainage easement of record in Instrument No. 200010300107214, said Register's Office. Surveyors certificate of correction of record in Instrument No. 200410210126628, said Register's Office. United Telephone Company easement as of record at Instrument No. 20020123-0009339, said Register's Office. Subject to any and all matters as shown on the plan of record at Instrument No. 20040420-0044507, said Register's Office.

This property, known as 8232 Ramstone Way, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20090040355 DEEDWARR
Recvd: 06/17/09 11:41 2 pgs
Fees:13.00 Taxes:475.45
20090617-0056335

. Witness my/our hand(s) this 5TH DAY OF JUNE, 2009.

Amy K. Moss

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy K. Moss, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of June, 2009.

Notary Public

My Commission Expires: 06/27/09

(SEAL)

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 27, 2009