This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080321

Send Tax Bills To:
SunTrust Mortgage, Inc.
401 Commerce Street, Suite 6100
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20090040456 DEEDWARR
Recvd: 06/17/09 14:18 2 pgs
Fees:13.00 Taxes:331.67
20090617-0056434

New Owner is:
Sean Woodruff
5849 Monroe Crossing
Antioch, TN 37013

MAP: 163-16-0A

PARCEL: 025.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Steven Freeman**, a single man,, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Sean Woodruff and Nicole Woodruff**, husband and wife, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 125 on the Plan of Provincetown, Phase I, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20031119-0168785, supplemented in Instrument 200506090066104, Instrument 200608250105504 and Instrument 200808120082993,- Exhibit A-1", said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steven Freeman, a single man by deed from Bryant Brooks and wife Nneka Brooks of record in Instrument 200704090041446, dated April 4, 2007, and Affidavit of Correction in Instrument Number 20090514-0044482, dated May 14, 2009, said Register's Office. And being the same property conveyed to Bryant Brooks and wife Nneka Brooks by deed from Centex Homes, a Nevada General Partnership of record in Instrument 200507140081658, said Register's Office, dated June 21, 2005.

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

Improved property known as: **5849 Monroe Crossing, Antioch, TN 37013**

SF by MW A.I.F.
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 15TH day of JUNE 2009, .

GRANTOR(S):

Steven Freeman by Marqueze Williams his attorney in Fact
STEVEN FREEMAN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of June, 2009, before me personally appeared Marqueze Williams, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Steven Freeman as attorney-in -fact, and acknowledged that he executed the same as the free act and deed of Steven Freeman.

Witness my hand and seal on this the this the 15TH day of JUNE, 2009, .

JILL RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires:

My Commission Expires:
Monday, September 03, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$89,640.00**.

AFFIANT

SWORN TO and subscribed before me this the 15TH day of JUNE, 2009, .

JILL RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires:

My Commission Expires:
Monday, September 03, 2012