BILL GARRETT, Davidson County
Trans:T20090040882 DEEDWARR
Recvd: 06/18/09 15:32 2 pgs
Fees:13.00 Taxes:455.10

20090618-0057011

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $123,000.00. Affiant Subscribed and sworn to before me, this 12th day of June, 2009. Notary Public My Commission Expires: My Commission Expires MAY 2, 2011 GEORGE V. CRAWFORD JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows: Michael D. Gordon 1569 Emerald Bay Blvd. Whites Creek, TN 37189	Send Tax Bills To: Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	Map-Parcel Number: 049120A02200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALEX SCHAUFFERT**, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **MICHAEL D. GORDON, AN UNMARRIED MAN**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Prestwick Place, of record in Instrument No. 20040723-0088164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alex Schauffert from Ricky Earps by Warranty Deed dated November 10, 2005, of record as Instrument No. 20051117-0139033 and re-recorded as Instrument No. 20051205-0146013, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2009 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record as Instrument No. 20040723-0088164, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20040831-0104880, Register's Office for said County.

4. Charter of Prestwick Place Owner's Association, Inc., of record as Instrument No. 20040831-0104875, Register's Office for said County.

** Not the principal residence of the Grantor.**

This is improved property known as: **1569 Emerald Bay Blvd. Whites Creek, TN 37189.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 12th day of June, 2009.

Alex Schauffert

Alex Schauffert

By: Catherina Anne Watry, Attorney-In-Fact

Catherina Anne Watry, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CATHERINA ANNE WATRY,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **ATTORNEY-IN-FACT,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12th day of June, 2009

(Seal)

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 2, 2011

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