Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

(1)

ADDRESS NEW OWNER:
Pamela A. Beagle
7375 Ole Nottinghgam Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
PHH Mortgage Corp dba ERA Mortgage
3000 Leadenhall Rd.
Mt. Laurel, NJ 08054

MAP 151-10
GROUP A
PARCEL 258.00co

BILL GARRETT, Davidson County
Trans:T20090044286 DEEDWARR
Recvd: 07/01/09 14:57 2 pgs
Fees:13.00 Taxes:514.60
20090701-0061481

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kimberly Rosa and husband, Derek Rosa,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Pamela A. Beagle, unmarried**, hereinafter called the GRANTEE, her 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. 106 on the Plan of Phase 3, Villages of Long Hunter, PUD, of record in Inst. No. 20030707-0093205, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly Rosa and husband, Derek Rosa by Quitclaim Deed from Kim Belt (n/k/a Kimberly Rosa) of record in Instrument no. 20051214-0150274, Register's Office for Davidson County, Tennessee; having been the same property conveyed to Kim Belt by deed of record in Inst. No. 20031210-0176882, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **7375 Ole Nottinghgam Drive, Antioch, Tennessee 37013.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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.

WITNESS our hands this the **26th** day of **June, 2009.**

Kimberly Rosa

Derek Rosa

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kimberly Rosa and husband, Derek Rosa**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of June, 2009.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $139,082.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of June, 2009.

NOTARY PUBLIC

Tonja Barron
State of Tennessee Notary Public
Williamson County

My Commission Expires:

My commission expires November 21, 2012