BILL GARRETT, Davidson County
Trans:T20090046861 DEEDWARR
Recvd: 07/13/09 13:47 2 pgs
Fees:13.00 Taxes:610.50

20090713-0065291

WARRANTY DEED

G-TRA-09-4568

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Caitlyn G. Whitten	Volunteer Trust Mortgage Corporation	
4568 Hawthorn Drive (ADDRESS)	301 S. Perimeter Park Drive, Ste. 125 (NAME)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (ADDRESS) (CITY) (STATE) (ZIP)	62-2-B-196.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MONICA KAYE EMERSON, MARRIED AND KATIE SMITH, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CAITLYN G. WHITTEN, UNMARRIED AND PAUL J. BARRETT, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 140, ABBINGTON PARK, PHASE ONE, SECTION FIVE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20060113-0005368, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MONICA KAYE SMITH, A SINGLE WOMAN, AND KATIE SMITH, A MARRIED WOMAN BY WARRANTY DEED FROM BEAZER HOMES CORP., A TENNESSEE CORPORATION, RECORDED ON THE 14TH DAY OF NOVEMBER, 2006 IN INSTRUMENT NO. 20061114-0141016, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. MONICA KAYE SMITH HAS SINCE MARRIED AND IS NOW KNOWN AS MONICA KAYE EMERSON.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE ON PLAT OF RECORD IN INSTRUMENT NO. 20060113-0005368; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NOS. 20000720-0071648, 20010402-0031520, 20030213-0020075 AND 20060202-0012846; BY-LAWS OF RECORD IN INSTRUMENT NO. 20030303-0027406; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20030303-0027405; EASEMENT FOR INGREE/EGRESS OF RECORD IN BOOK 1198, PAGE 525; EASEMENT FOR TRANSMISSION LINE OF RECORD IN BOOK 1163, PAGE 341; EASEMENT FOR FLOWAGE OF RECORD IN BOOK 2242, PAGE 513; EASEMENT FOR SEWER TAP OF RECORD IN BOOK 8377, PAGE 820; CONVEYANCE TO HOA OF RECORD IN INSTRUMENT NO. 20060202-0012845; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20030109-0004246; REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

KATIE SMITH'S SPOUSE DOES NOT JOIN IN THIS CONVEYANCE DUE TO PROPERTY NEVER HAVING BEEN THEIR MARITAL RESIDENCE.

unimproved ( )
This is improved (X) property, known as 4568 Hawthorn Drive, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 29th day of June, 2009.

Monica Kaye Emerson

Matthew Emerson

Katie Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Monica Kaye Emerson and Matthew Emerson and Katie Smith, the within named bargainors, with whom I am personally acquainted (or proved 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 29th day of June, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

Return to:

Service Escrow & Title, Inc.
6001 Jackson Square Blvd. Ste. 700
Lavergne, TN 37086