BILL GARRETT, Davidson County
Trans:T20090048769 DEEDWARR
Recvd: 07/20/09 13:09 2 pgs
Fees:13.00 Taxes:888.00
20090720-0067813

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 10th day of July, 2009 by and between **Gina S. Wolfe**, hereinafter referred to as GRANTOR, and **Grace C. Omatu**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Cane Ridge, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of Section Four, Oak Highlands, a Planned Unit Development, of record in Instrument Number 2004-0128-0010661, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

This conveyance is subject to the following:
1) All matters appearing on the plan of Oak Highlands, Section Four, of record in Instrument Number 200401280010661, the Register's Office for said County.
2) Declaration of Restrictive Covenants contained in instrument of record in Book 7350, page 24, rerecorded in Book 7367, page 587, amended in Book 8765, page 77, Instrument Number 200004280042354, Instrument Number 200207250089130 and in Instrument number 200207250089131, Register's Office for said County.
3) HomeOwners Association Charter of record in Book 7337, page 529 and amended in Book 8765, page 100, Register's Office for said County.
4) Amended By-Laws of record in Book 8765, page 90, Register's Office for said County.
5) Conveyance of Open Space of record in Instrument Number 200402170017737, Register's Office for said County.
6) Stormwater Detention Agreement of record in Instrument Number 20010503-0045314, Register's Office for said County.

Being the same property conveyed unto Gina S. Wolfe, an unmarried person, by Warranty Deed from S & Y Construction Inc., a Tennessee Corporation, dated August 25, 2004 of record in Instrument Number 20040902-0106252, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **5737 Sonoma Trace, Cane Ridge, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Gina S. Wolfe
Gina S. Wolfe

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Gina S. Wolfe, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 10th day of July, 2009.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 22, 2009

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Name and Address of Property Owner:
Grace C. Omatu
5737 Sonoma Trace, Cane Ridge, TN 37013

Send Tax Statements to:

Volunteer Trust Mortgage Corp.
301. S. Perimeter Park Dr. Ste 125
Nashville, TN 37211

Map and Parcel--173.04-0A-331.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $240,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

~~Affiant~~

Sworn to and subscribed before me, a Notary Public, this 10th day of July, 2009.

Amanda Haneline
Notary Public

My Commission Expires: 3-20-10

AMANDA HANELINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

29-1-279