AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Amy D. Pottier
2936 Windemere Circle
Nashville, TN 37214

MORTGAGEE
Bank of America
801 Crescent Center Drive, #510
Franklin, TN 37067

SEND TAX BILLS
Mortgagee
Bank of America NA
P.O. Box 660694
Dallas, TX 75266-0694

MAP-PARCEL:
MAP 084-08-0
PARCEL 019.00

BILL GARRETT, Davidson County
Trans:T20090048834 DEEDWARR
Recvd: 07/20/09 15:14 2 pgs
Fees:13.00 Taxes:542.05
20090720-0067986

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **James W. McFerrin, Jr., an unmarried man,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Amy D. Pottier,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 231 on the plan of Lincoya Hills Subdivision, Section Seven, as of record in Plat Book 2331, Page 119, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James W. McFerrin, Jr., unmarried by deed from Leamon F. Flatt and wife, Vivian P. Flatt, dated April 7, 2003, filed for record in Instrument No. 20030408-0046421, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including notes, easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 2331, Page 119, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **2936 Windemere Circle Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 16th day of July, 2009.

James W. McFerrin, Jr.

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James W. McFerrin, Jr., an unmarried man, the bargainor(s) 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 16th day of July, 2009.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 1.2.10

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $146,500.00.

AFFIANT

Subscribed and sworn to before me this 16th day of July, 2009.

NOTARY PUBLIC

My Commission Expires:

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 5, 2011