BILL GARRETT, Davidson County
Trans:T20090050776 DEEDWARR
Recvd: 07/28/09 10:35 2 pgs
Fees:13.00 Taxes:917.23
20090728-0070560

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 24th day of July, 2009 by and between **Randi N. Luna and Candie Hopkins**, hereinafter referred to as GRANTOR, and **Donnie L. Javner and wife, Lisa E. Javner**, 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 Brentwood, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 345 on the Plan of Section One, Autumn Oaks, of record in Plat Book 9700, at page 913 and 914, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This conveyance is subject to the following:
1) All matters appearing on the plan of Section One, Autumn Oaks, of record in Plat Book 9700, Page 913-914, the Register's Office for said County.

2) Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Instrument Number 200109120099443 and an amendment of record in Instrument Number 200305130064238, Register's Office for said County.

3) HomeOwners Association Charter of record in Instrument Number 200109120099442, Register's Office for said County.

Being the same property conveyed unto Randi N. Luna and Candie Hopkins by Warranty Deed from Fallon Homes, LLC, dated April 28, 2000, of record in Instrument Number 200005040044981, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **6736 Autumn Oaks Drive, Brentwood, TN 37027**

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.

Randi N. Luna

Candie Hopkins

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Randi N. Luna and Candie Hopkins, 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 24th day of July, 2009.

Carrie Hughes
Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 22, 2009

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

Name and Address of Property Owner:
Donnie L. Javner and Lisa E. Javner
6736 Autumn Oaks Drive, Brentwood, TN 37027

Send Tax Statements to: Bank of America
P.O. Box 9000
Getzville, NY 14068-9000

Map and Parcel--181.10-0A-029.00-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 $247,900.00 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.

Ashley Nease
Affiant

Sworn to and subscribed before me, a Notary Public, this 24th day of July, 2009.

Notary Public

My Commission Expires: 9-19-09

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:

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

29-1-297