BILL GARRETT, Davidson County
Trans:T20090051724 DEEDWARR
Recvd: 07/31/09 10:07 2 pgs
Fees:13.00 Taxes:654.90

20090731-0071643

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $177,000.00

Affiant

Subscribed and sworn to before me, this 30th day of July 2009.

Notary Public
My commission expires: _____

CHRISTINE L. LIND
STATE OF TENNESSEE
Exp. 8/9/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information:
James M. Ziemba 8672 Gauphin Place Nashville TN 37217-0000	Bank of Arkansas, NA 1401 S.E. Walton Blvd., Ste.101 Bentonville, AR 72712	173090A45100

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Lindsey M. Craft, unmarried hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to James M. Ziemba, married hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 390 on the Plan of Lenox Village Phase 6 of record in Instrument No. 20050112-0004530 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lindsey M. Craft by deed from Regent Homes, LLC of record in Instrument No. 20051118-013950 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2009 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Lenox Village Phase 6 of record in Instrument NO. 20050112-0004530 Register's Office for Davidson County, Tennessee 3) Storm Water Detention Agreement of record in Instrument No. 20020408-0042676 4) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument NO. 20020315-0032826 and in any allied instruments(s) referred to in said restrictions. 5) Master Deed of record in Instrument No. 20020315-003825 6) Charter of Lenox Village Neighborhood Association, Inc. of record in Instrument NO. 20020412-

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

0045831

This property is improved property known as 8672 Gauphin Place, Nashville, Tennessee 37217-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of July, 2009.

Lindsey M Craft by Brenda Linthicum Craft

Lindsey M. Craft BY Brenda Linthicum Craft
Attorney in Fact

STATE OF GA.
COUNTY OF FULTON

On this 29th day of July, 2009, before me personally appeared Brenda Linthicum Craft to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lindsey M. Craft acknowledged that such person executed the same as the free act and deed of Lindsey M. Craft.

Witness my hand and official seal at 2300 Holcomb Bridge Rd Roswell GA. Ste 103 30076
this 29th day of July, 2009.

MICHAEL PATRICK BURSON NOTARY PUBLIC FULTON COUNTY, GA EXP. July 07, 2013

Notary Public

My Commission expires: July 07, 2013
FILE NO: 0021