State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20090051957 DEEDWARR
Recvd: 07/31/09 14:37 2 pgs
Fees:13.00 Taxes:573.50
20090731-0071966

HEATHER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this 27th day of July, 2009.

Notary Public:

My Commission Expires: 7/16/11

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
John Thomas Moore, III 3132 Kennebeck Place Antioch, TN 37013	New Owner	151010A15400CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ruben E. Depena and wife, Dana R. Depena**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John Thomas Moore, III**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 154 on the Plan of Chatham Pointe, of record in Book 6900, Pages 444,445,446 and 447, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Ruben E. DePena and Dana R. DePena, husband and wife, by Deed form Terri Denise Yeargin, an unmarried woman, dated October 29, 1999, recorded November 2, 1999, in Book 11728, Page 459, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2009 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 6900, Page 444, 445, 446 and 44, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 7358, Page 656, Book 7538, Page 792, Book 7599, Page 812 and Book 8667, Page 381, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed.

Charter for Homeowners Association of record in Book 7597, Page 977, Register's Office for Davidson County, Tennessee.

Common Areas conveyed to Homeowners Association of record in Book 7683, Page 718, Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 7748, Page 440, Book 7748, Page 444, Book 9698, Page 51, and Book 9698, Page 104, Register's Office for Davidson County, Tennessee.

Flowage and Roadway easement set forth in the instrument recorded in Book 3891, Page 476, Register's Office for Davidson County, Tennessee.

Water Main easement set forth in the instrument recorded in Book 7748, Page 493, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 3132 Kennebeck Place, Antioch, TN 37013

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the

said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 27th day of July, 2009.

Ruben E. Depena

Dana R. Depena

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Ruben E. Depena and Dana R. Depena**, 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 27th day of July, 2009.

Commission Expires: 11/20/12

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075