Davidson County DEEDWARR
Recvd: 08/26/09 08:08 3 pgs
Fees:18.00 Taxes:443.63
20090826-0080169

STATE OF TENNESSEE
COUNTY OF MAURY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $119,900.00.

Talia A. Whiteside
AFFIANT

Subscribed and sworn to before me, this 31st day of July, 2009.

Mary J. Bruce
NOTARY PUBLIC

COMMISSION EXPIRES: MAR 10 2012

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Warranty Deed

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Southern Legacy Title and Escrow, LLC
5331 Main Street
P.O. Box 1800
SPRING HILL, TN 37174

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number
Marie Stewart 3213 Penn Meade Way Nashville, TN 37214	PRIMELENDING, A PLAINSCAPITAL 18111 Preston Rd, Suite 720 Dallas, TX 75252	052-13-0-B-410.00C0

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 Aaron Michael Butler, an unmarried man, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Marie Stewart, 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:

Land in Davidson County, Tennessee, being Lot No. 25 on the Condominium Plat of River Glen, a Planned Unit Development, Phase 6, of record in Instrument 200506020062805 and part of the Horizontal Property Regime of River Glen, created under the Master Deed and By-Laws in Book 7566, page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 6 is submitted by Declaration of Submission of record in Instrument 200507130081132, said Register' s Office, to which reference is hereby made.

Being the same property conveyed to Aaron Michael Butler, unmarried by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument 200603020024306, said Register's Office, dated February 24, 2006.

This conveyance is made subject to the following: 1) All matters shown on the Plan of record in Instrument 200506020062805. 2) Master Deed establishing a Horizontal Property Regime of River Glen, Phase 6 of record in Book 7566, page 571, and submitted by Declaration of Submission in Instrument 200507130081132. 3) Water and Sanitary Sewer Easements in Book 7061, page 196. 4) All matters shown on the Plan of record in Book 6900, pages 650, 651 and 671. 5) Stormwater Detention Agreement in Instrument 200108160088874. 6) Easements in Book 7296, page 484, Book 11030, page 731 and Book 3961, page 681. 7) Subject to lien for

special assessment as contained in Master Deed. 8) Rights of others in & to the common areas and/or elements; all of said Register's Office.

This property is improved property known as 3213 Penn Meade Way, Nashville, Tennessee 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 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 30th day of July, 2009.

Aaron Michael Butler

STATE OF IL

COUNTY OF DuPage

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron Michael Butler, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Oak Brook (city), IL (State), this 30 day of July, 2009.

Notary Public

"OFFICIAL SEAL"
Terri Carpenter
Notary Public, State of Illinois
My Commission Expires 5-15-11

My Commission expires:

FILE NO: 2009060009

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE