BILL GARRETT, Davidson County
Trans:T20090059773 DEEDWARR
Recvd: 09/01/09 10:44 2 pgs
Fees:13.00 Taxes:407.00
20090901-0081938

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Jannelle E. Means
1724 Lincoya Bay Drive
Nashville, TN 37214

SEND TAX BILL:

Mortgagee

MORTGAGEE:
New South Federal Savings Bank
210 Automation Way
Birmingham, AL 35210

MAP AND PARCEL:
MAP 109-5-D
PARCEL 44CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Megan Wadington, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Jannelle E. Means, unmarried**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> LAND in Davidson County, Tennessee, being Unit No. 1724 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20040628-0076712 and Supplementary Declarations of record as Instrument Nos. 20041028-0129585 and 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made, said Unit being depicted on the Plan filed as Exhibit "C" to the Supplementary Declarations.
>
> Being the same property conveyed to Megan Wadington, an unmarried woman, by deed from 70 South Associates, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20050603-0063491, dated June 1, 2005, said Register's Office.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 1724 Lincoya Bay Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and

possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 28th day of August, 2009.

Megan Wadington

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Megan Wadington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 28th day of August, 2009.

Notary Public

My Commission Expires: 9/3/12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $110,000.00.

AFFIANT

Subscribed and sworn to before me
this 28th day of August, 2009.

NOTARY PUBLIC

My Commission Expires: 11-22-10

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.