BILL GARRETT, Davidson County
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20090902-0082359

This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Mary F. Valentino,** hereinafter referred to as "Grantor(s)", has this day bargained and sold, and by these presents do hereby transfer and convey unto **Eric Foley and wife, Ronlanda Foley,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 135, Stone Creek Park, Section 1C, according to the plan of record in Plat Book 9700, pages 469-470, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to MARY F. VALENTINO by deed from STEPHEN LEE VINSON AND WIFE, VICKI VINSON of record in Instrument 20000104000741 on 12/28/1999 and filed for record on 01/04/2000, Register's Office for DAVIDSON County.

Map & Parcel: 180030A02800CO

This property is known as: **313 Stone Heath Ct., Nashville, TN 37211**

SUBJECT Restrictions, dedications, conditions, reservations, easements and other matters as recorded in Plat Book 9700, Pages 469 & 470, and Consolidation Plat Book 9700, Page 652 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

SUBJECT Covenants, Conditions and Restrictions as set forth in Book 10324, Page 365, amended in Instrument 200107190076875, and Instrument 200207220087705, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR(S) do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the ~~28th~~ 27th day of August, 2009.

Mary F. Valentino

Mary F. Valentino, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary F. Valentino, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27th day of August, 2009.

NOTARY PUBLIC

My Commission Expires:

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2013

Grantee(s) Name, Address:	Send Tax Statement To:
Eric & Ronlanda Foley	Platinum Mortgage
313 Stone Heath Ct.	103 Spenryn Pl #B
Nashville, TN 37211	Madison, AL 35758

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 286,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 27th day of August, 2009.

Affiant

Joey Sanders
Type or Print Name

Notary Public

(Seal) W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 21, 2013

My commission expires:

W. William Davis
Type or Print Name