Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 28965
(Davidson County File Box 9-B)

39-B
File #09-1222

BILL GARRETT, Davidson County
Trans:T20090060499 DEEDWARR
Recvd: 09/02/09 15:32 2 pgs
Fees:13.00 Taxes:2331.00
20090902-0082689

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew R. Zenner and wife, Lisa Collins Zenner**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephanie Lowe,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Cherokee Crossing Partnership of record in Instrument No. 20050328-0032338, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthew R. Zenner and wife, Lisa Collins Zenner by deed from Cherokee Crossing Partnership dated December 14, 2006 of record as Instrument No. 20061218-0155606 and as corrected by Affidavit of record as Instrument No. 20070726-0088860, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4321 Westlawn Drive, Nashville TN, 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of August, 2009.

Matthew R. Zenner

Lisa Collins Zenner

State of Tennessee)
County of Davidson)

On this 31st day of August, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Matthew R. Zenner and Lisa Collins Zenner, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 630,000.00.

Affiant

Sworn and subscribed before me on this the 31st day of August, 2009.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2011

NEW OWNER:
Stephanie Lowe
4321 Westlawn Drive
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
NEW OWNER

TAX MAP-PARCEL #:
~~103/8/D/5C0~~
103080D00500CO