Davidson County DEEDWARR
Recvd: 09/23/09 15:42 3 pgs
Fees:18.00 Taxes:795.50
20090923-0088702

#14921 37551

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF September, 2009.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 6/18/12
(AFFIX SEAL)

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kerry Rene Wiles 5320 Mast Point Hermitage, TN 37076	WR Starkey Mortgage, Inc. 5055 W. Park Blvd #300 Plano, TX 75093	Map 98.09 Group A Parcel Parcel 102

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Maria G. Crocetti, widow

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kerry Rene Wiles, an Unmarried Woman

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 105, on the Plan of Lakeshore, Phase 3-A, of record in Plat Book 7900, Page 516, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John A. Wilson and wife, Maria G. Crocetti by deed from Daniel R. Greenwood and wife, Donnie J. Greenwood dated July 7, 2000 of record in Instrument Number 20000711-0068768, Register's Office for Davidson County, Tennessee. John A. Wilson died, September 8, 2006, leaving Maria G. Crocetti as the surviving tenant by the entirety.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 7900, Page 516, Register's Office for Davidson County, Tennessee.
2) Property is subject to Lakeshore, Phase Three A, a Planned Unit Development, Charter of record in Book 7892, Page 464, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 7572, Page 669, Register's Office for Davidson County, Tennessee
3) Property is subject to open/common areas to Lakeshore HOA in Book 10447, Page 932, said Register's Office.
4) 2009 taxes and subsequent years.
5) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **5320 Mast Point, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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(s) this 21st day of September, 2009.

Maria G. Crocetti
Maria G. Crocetti

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Maria G. Crocetti, widow with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of September, 2009.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

I, Philip Ellis, 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 Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis 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: 1-14-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY