WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2009

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Scarlett Sommers	First Community Mortgage, Inc.	Parcel ID:
1612 Robards Way	1610 S. Church St.; Ste A	08607018300
Hermitage, TN 37076	Murfreesboro, TN 37130	

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

Donald R. Anderson and wife, Sandra L. Anderson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Scarlett Sommers, a single person

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. 251, on the Plan of Re-Subdivision of Lots 251 and 252 of Jackson's Retreat, Phase 5-B, of record in Plat Book 6050, Page 322, amending Plat Book 6250, Page 905, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Donald R. Anderson and wife, Sandra L. Anderson, by deed from Michael D. Kolokithas and wife, Gretchen Kolokithas, of record in Book 8440, Page 274, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 5741, Page 360, and Book 6806, Page 256, said Register's Office.

This conveyance is made subject to: (1) 2009 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6050, Page 322, amending Plat Book 6250, Page 905, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1612 Robards Way, Hermitage, TN 37076

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 our hands this 25th day of September, 2009.

Donald R. Anderson

Sandra L. Anderson

BILL GARRETT, Davidson County
Trans: T20090065749 DEEDWARR
Recvd: 09/28/09 10:10 2 pgs
Fees: 13.00 Taxes: 536.50

20090928-0089657

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Anderson and Sandra L. Anderson, 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 Nashville, Tennessee, this 28th day of September, 2009.

My Commission Expires: 11-22-10

Notary Public

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