# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090065812 DEEDWARR
Recvd: 09/28/09 11:29 2 pgs
Fees: 13.00 Taxes: 375.18

20090928-0089737

R-TRA-09-0427

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,400.00

Mary Susan Starcher
Affiant

Subscribed and sworn to before me, this 25th DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) My Commission Expires MAY 6, 2013

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mary Susan Starcher | First Community Mortgage, Inc. | |
| 427 Claircrest | (NAME) 1610 South Church Street, St A | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Murfreesboro, TN 37130 | 162-01-0F-040.00 CO |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CHANDAR REED FKA CHANDAR BOWLING, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY SUSAN STARCHER, a single woman, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 40 ON THE PLAN OF CLAIRMONT, PHASE 6, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 7900, PAGE 44, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

THE SAID ROBERT REED JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CHANDAR BOWLING BY WARRANTY DEED FROM JUDITH PAPAJCIK, UNMARRIED, RECORDED ON THE 8TH DAY OF MARCH, 2000 IN INSTRUMENT NO. 200003080023996, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2009 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 7900, PAGE(S) 44; BOOK 6988, PAGE 542 (PAGE 552); BOOK 7269, PAGE 223; BOOK 7891, PAGE 590; BOOK 7117, PAGE 70; BOOK 7637, PAGE 319; BOOK 8108, PAGE 993; BOOK 8251, PAGE 180; BOOK 6988, PAGE 536; BOOK 7137, PAGE 826; BOOK 7960, PAGE 128; BOOK 8168, PAGE 430; BOOK 8172, PAGE 28; BOOK 8027, PAGE 258; BOOK 8027, PAGE 261; BOOK 8027, PAGE 264; BOOK 8784, PAGE 328; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved ( X ) property, known as 427 Claircrest, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 25th day of September, 2009.

Chandar Reed FKA Chandar Bowling

Robert Reed

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chandar Reed FKA Chandar Bowling, and Robert Reed, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of September, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903