290900240

Davidson County DEEDWARR
Recvd: 10/08/09 08:22 3 pgs
Fees:18.00 Taxes:573.50
20091008-0093556

JULIA A. HART
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

Subscribed and sworn to before me on this 29 day of September, 2009.

Notary Public

MY COMMISSION EXPIRES: 9.17.2011

This Instrument Was Prepared By:
PARTNERS TITLE OF TENNESSEE
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel Love & Melanie Mitchell-Love (NAME)	PrimeLending (NAME)	
6724 Ascot Drive (ADDRESS)	18111 Preston Rd. Ste 900 (ADDRESS)	Map and Parcel 151-09-0A-225.00 CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dallas TX 75252 (CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Judith F. Cannon, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joel Love and Melanie Mitchell-Love, husband and wife**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, described as follows:

Land in Davidson County, Tennessee, being Lot No. 225 on the Final Plat of Phase 3, Section I, First Revision, Long Hunter Chase, as of record in Instrument Number 20001103-0109138, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
Being the same property conveyed to Judith F. Cannon, unmarried, by Deed from NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, dated January 31, 2002, filed for record on February 6, 2002 in Instrument Number 20020206-0016346, Register's Office for Davidson County, Tennessee.

This property is subject to: Davidson County Taxes for the year 2010 a lien; Restrictive Covenants of record in Deed Book 9430, Pages 251-278; Book 9534, Page 938; Book 9534, Page 942; and Instrument Number 20010514-0049630, said Register's Office; Sewer Easements of record in Instrument Number 20000906-0088271, Instrument Number 20000906-0088272, and Instrument Number 20001030-0107415, said Register's Office; Charter of Homeowner's Association of record in Book 9433, Page 953, said Register's Office; All matters as set forth on the plat of record in Plat Instrument Number 20001103-0109138; all in the Register's Office for Davidson County, Tennessee.

This is improved property known as 6724 Ascot Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all

persons whomsoever.

WITNESS my hand this 29 day of September, 2009.

Judith F. Cannon

Judith F. Cannon

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I, KAREN RUTHERFORD a Notary Public of the County and State aforementioned, do hereby certify that **Judith F. Cannon** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29 day of September, 2009.

Notary Public

My Commission Expires: 5/18/2013

KAREN M. RUTHERFORD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Kimie Perry, 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.

Kimie Perry

Signature

State of IN

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy Alsup

Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

