BILL GARRETT, Davidson County
Trans:T20090069148 DEEDWARR
Recvd: 10/09/09 11:18 2 pgs
Fees:13.00 Taxes:288.23

20091009-0094188

WARRANTY DEED

ET-09-1483

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,900.00

Affiant

Subscribed and Sworn to before me, this 30th DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES: 6/30/10

(AFFIX SEAL)

JANIE J. BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan G. Lagura	Primary Residential Mortgage,	
210 Brooke Castle Drive (ADDRESS)	(NAME) 4750 W. Wiley Post Way, Suite 200 (ADDRESS)	075-08-A-106.00 CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Salt Lake City, UT 84116 (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, we ALMA PENIX, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUSAN G. LAGURA, __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 Unit 210, BROOKE CASTLE CONDOMINIUMS, as shown on plat of record in Plat Book 6250, Page 627, amended in Book 6680, Page 905, re-recorded in Book 6727, Page 762, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., to Alma Penix, Married, as recorded on the 12th day of June 2009, in Instrument No. 20090612-0054747; and previously conveyed by Trustee's Deed from Shellie Wallace as Successor Trustee and Matthew Smith as Co-Trustee to The Secretary of Housing and Urban Development, as recorded on the 21st of January 2009, in Instrument No. 20090121-0005242; and also prevoiusly conveyed by Deed from Hollis R. Flanagan and Janet F. Flanagan, husband and wife, to Anthony J. Likens, unmarried, as recorded on the 28th day of April 2006, in Instrument No. 20060428-0049177, in the Register's Office of Davidson County, Tennessee.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 6250, Page 627; Book 6680, Page 905; Book 6727, Page 762; Book 6519, Page 768; Book 6519, Page 739; Book 7570, Page 312; Book 7866, Page 374; Book 6519, Page 747; Book 6883, Page 759; Register's Office for said County.

Marty Penix, spouse of Alma Penix, joins in this conveyance to relinquish any rights he may have in and to said property, marital or otherwise.

unimproved ( )
This is improved (X) property, known as 210 Brooke Castle Drive, Hermitage, Tennessee 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 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 30th day of September, 2009.

Alma Penix
Alma Penix

Marty Penix
Marty Penix

STATE OF Tennessee
COUNTY OF Wilson

On this the 30th day of September, 2009, before me personally appeared Alma Penix and husband, Marty Penix, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of September, 2009.

Connie J. Buchanan
Notary Public

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

My Commission Expires: 6/30/10

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520