BILL GARRETT, Davidson County
Trans: T20090071102 DEEDWARR
Recvd: 10/19/09 15:09 2 pgs
Fees: 13.00 Taxes: 480.63
20091019-0096658

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $129,900.00

Affiant

Subscribed and sworn to before me, this 19th day of October, 2009.

Notary Public
My commission expires:

02-0909-46696

Address of New Owner:	Send Tax Bills to:	Tax Information
Eva Kay Gambrel 7219 Althorp Way #L-2 Nashville TN 37211	Franklin American Mortgage Co. 501 Corporate Centre Drive Suite 400 Franklin, TN 37067	172-12-0-D-312.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Hazel A. Vice, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eva Kay Gambrel, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. L-2, as shown on Exhibit B2 & B3 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record in Instrument No. 20050324-0032209, as amended in Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record in Instrument No. 20050322-0031182, as revised in Instrument No. 20061103-0136911, as established by the Master Deed of record in Instrument No. 20020315-0032825, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hazel A. Vice, an unmarried woman by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated August 29, 2005, recorded August 30, 2005, of record in Instrument No. 20050830-0103857, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7219 Althorp Way #L-2, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 19th day of October, 2009.

Hazel A. Vice

Hazel A. Vice

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Hazel A. Vice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 19th day of October, 2009.

State of Tennessee at Large

My Commission expires
1/23/10

ANDREW WI... NOTARY PUBLIC STATE OF TENNESSEE