BILL GARRETT, Davidson County
Trans: T20090074283 DEEDWARR
Recvd: 11/02/09 09:44 2 pgs
Fees: 13.00 Taxes: 444.00

20091102-0100770

This Instrument Prepared By:
Harpeth Title, LLC
109 West Park Drive, Suite 150
Brentwood, TN 37027
File No. H090616

Send Tax Bills To:
BAC Home Loans
P.O. Box 10219
Van Nuys, CA 91410

New Owner is:
Melody A. Flemings
4924 Ellen Way
Antioch, TN 37013

MAP: 163-02-0A

PARCEL: 038.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Annie D. Graves, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Melody A. Flemings,** an unmarried woman hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 240, Hickory Highland Place, Section 3, Phase 1A, of record in Instrument Number 20031014-0151914, which voids and vacates plat of record in Instrument Number 20030904-0128439, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Annie D. Graves, unmarried, by Warranty Deed from Jerry Butler Builders, LLC, dated 6/29/05 and recorded 7/8/05 in Instrument Number 20050708-0079467, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **4924 Ellen Way, Antioch, TN 37013**

A.D.G.
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 26th day of Oct., 2009.

GRANTOR(S):

Annie D. Graves

ANNIE D. GRAVES

Annie D. Graves

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **ANNIE D. GRAVES**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 26th day of October, 2009.

EDGAR A. ARCEO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Edgar A. Arceo

NOTARY PUBLIC
My Commission Expires: 8/13/2011

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$120,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 26th day of Oct., 2009.

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My commission expires: 07/29/13