WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090087074 DEEDWARR
Recvd: 12/29/09 10:49 2 pgs
Fees:13.00 Taxes:905.63
20091229-0117848

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 06/17/2013

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $244,765.00.

Affiant

Subscribed and sworn to before me this 23 day of December, 2009

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Matthew Southards	MAGNA BANK	086-04-0-A-038.00
204 Oak Hollow Circle	P.O. Box 17257	
Hermitage, TN 37076	Memphis, TN 38187	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Danielle Dubetz, unmarried and Marcia Millican, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Matthew Southards and Melaina Southards, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 11 on the plan of Phase I-B Oakcrest, of record in Book 6900, page 384, and amended in Book 6900, page 385, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Danielle Dubetz, unmarried and Marcia Millican, married, by deed from Shapiro & Kirsch, LLP, on September 16, 2009, of record in Instrument Number 20091008-0093884, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantors nor their spouses or any dependents.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 6900, page 385 (amending Book 6900, page 384), Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7308, page 892; and book 8277, page 830, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 7589, page 20; and Book 7662, page 385, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 7665, page 798; and Book 8073, page 571, Register's Office for Davidson County, Tennessee.

This is improved property known as: **204 Oak Hollow Circle, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 23, 2009.

Virginia James City County 12-23-09

Danielle Dubetz

Marcia Millican

NIKKI CHAFFIN NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

Commonwealth of Virginia
Nikki Chaffin - Notary Public
Commission No. 330172
My Commission Expires 1/31/2011

STATE OF Virginia
COUNTY OF James City County

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Danielle Dubetz and Marcia Millican** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 23, 2009

My commission expires 1-31-2011

Notary Public

Commonwealth of Virginia
Nikki Chaffin - Notary Public
Commission No. 330172
My Commission Expires 1/31/2011