WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100002346 DEEDWARR
Recvd: 01/13/10 08:52 2 pgs
Fees:13.00 Taxes:647.50

20100113-0002992

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$175,000.00.**

Affiant

Subscribed and sworn to before me this 12th day of January, 2010.

Notary Public My Commission Expires SEPT. 3, 2012
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:
Brandon G. McClary	Regions Bank dba Regions Mortgage	126-15-0B-263.00CO
8168 Boone Trace	2050 Parkway Office Cir.	
Nashville, TN 37221	Birmingham, AL 35244	

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, **Amy L. Povia now know as Amy L. Povia Osburn, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brandon G. McClary and Abigail R. McClary, 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. 74 on the plan of Section Four, Lexington Point Subdivision, of record in Instrument Number 20020116-0006343, 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 Amy L. Povia, an unmarried woman, by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee corporation, on March 21, 2003, of record in Instrument Number 20030326-0039867, Register's Office for Davidson County, Tennessee. The said Amy L. Povia having since married and now known as Amy L. Povia Osburn.

Grantor warrants that said property is not her principal residence.

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

- Taxes and assessments for the year 2010 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Instrument Number 20020116-0006343, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20001018-0103445, as supplemented in Instrument Number 20010522-0052909, and re-recorded in 20020214-0019754; and 20020219-0021061, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20020729-0090372; and 20020729-0090373, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20001020-0104424, Register's Office for Davidson County, Tennessee.

This is improved property known as: **8168 Boone Trace, Nashville, TN 37221**

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 January 12, 2010.

Amy L. Povia Osburn

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amy L. Povia Osburn,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 12, 2010

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY