THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Administrator
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 10-2536SB

BILL GARRETT, Davidson County
Trans:T20100011289 DEEDWARR
Recvd: 02/25/10 14:11 2 pgs
Fees:13.00 Taxes:695.23
20100225-0014561

Property Address: 5132 Ryan Allen, Whites Creek, TN 37189

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# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Holly N. Greer and Aubrey B. Greer, wife and husband**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Rosia M. Sawyers, a single woman** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 98, on the Plan of Cobblestone Creek, Phase Two, First Revision, of record in Instrument Number 20060612-0069609, said Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Holly N. Greer and Aubrey B. Greer, wife and husband, by Warranty Deed from NVR, Inc., a Virginia corporation, T/A Fox Ridge Homes, dated October 13, 2006 of record in Instrument Number 20061017-0128832, said Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2010 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $187,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 22nd day of February, 2010.

Holly N Greer {Seal}
Holly N. Greer

Aubrey B Greer by Holly N Greer
Aubrey B. Greer by Holly N. Greer
As Attorney in Fact attorney in fact

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On this the 22nd day of February, 2010, before me the undersigned officer, personally appeared Holly N. Greer, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he executed same as his free act and deed.

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission expires: 7-21-13

**STATE OF Tennessee**
**COUNTY OF Williamson**

Before me personally appeared Holly N. Greer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Aubrey B. Greer and acknowledged that he/she executed the same as his free act and deed by virtue of that Power of Attorney recorded on February 22, 2010 in Instrument Number 20100222-0013497 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 22nd day of February 2010.

Notary Public

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7-21-13

(SEAL)
State of Tennessee
County of Davidson

*The actual consideration or value, whichever is greater, for this transaction is $187,900.00.*

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF FEBRUARY, 2010.

Notary Public

DEAN GERMAIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-20-2013

MY COMMISSION EXPIRES: 8/20/2013

(AFFIX SEAL)

* SEND TAX STATEMENTS TO:
Map/ Parcel: 041010A09500CO
5132 ryan allen circle
Whites Creek, TN 37189
New Owner: Rasia Sawyers *