WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $135,000.00.

Affiant

Subscribed and sworn to me on February 25, 2010.

NOTARY PUBLIC 3/11/11

BILL GARRETT, Davidson County
Trans:T20100013161 DEEDWARR
Recvd: 03/04/10 15:43 2 pgs
Fees:13.00 Taxes:499.50

20100304-0016896

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24322SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Andrea Daniel 205 Burwick Court Antioch, TN 37013	Volunteer Mortgage Corporation. 301 S. Perimeter Park Dr. #125 Nashville, TN 37211	151-010-A-027.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Marcus E. Meneese and wife, LaToya A. Meneese, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Andrea Daniel, unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Chatham Pointe of record in Plat Book 6900, pages 444-447, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marcus E. Meneese and wife, LaToya A. Meneese by Warranty Deed from Andrew Fidler and wife, Tonia Fidler of record as Instrument No. 20040112-0004722, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. The Plan of record in Book 6900, pages 444 thru 447, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
4. Conveyance of common area to Chatham Pointe Homeowners' Association, Inc., of record in Book 7683, page 718, Register's Office for Davidson County, Tennessee.
5. Deed of General Warranty Flowage Easement and Roadway Easement of record in Book 3891, page 476, Register's Office for Davidson County, Tennessee.
6. Deeds of Conveyances to the Metropolitan Government, Department of Water and Sewerage Services of record in Book 7748, pages 440, 444 and 493; Book 9698, pages 51 and 104, Register's Office for Davidson County, Tennessee.
7. Declaration of Covenants, Conditions and Restrictions of Chatham Pointe of record in Book 7358, page 656 and as amended in Book 7538, page 792; Book 7599, page 812 and in Book 8667, page 381, Register's Office for Davidson County, Tennessee.

8. By-Laws of Chatham Pointe Homeowners' Association, Inc., of record in Book 8679, page 446, Register's Office for Davidson County, Tennessee.
9. Charter of Chatham Pointe Homeowners' Association, Inc., of record in Book 7597, page 977, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 205 Burwick Court, Antioch, TN 37013.

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 and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the 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 our hands on February 25, 2010.

Marcus E. Meneese

Marcus E. Meneese

LaToya A. Meneese

LaToya A. Meneese

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 25, 2010, before me personally appeared Marcus E. Meneese and LaToya A. Meneese to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as his/her free act and deed.

Witness my hand and official seal on February 25, 2010.

June E. Rowell

NOTARY PUBLIC

My Commission Expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE