BILL GARRETT, Davidson County
Trans:T20100016469 DEEDWARR
Recvd: 03/22/10 10:45 1 pgs
Fees:13.00 Taxes:628.63

20100322-0021130

WARRANTY DEED

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

DAVIS-H10012

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th DAY OF March, 2010.

(Affix Seal) Notary Public

My Commission Expires: My Commission Expires Aug. 22, 2011

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jeannette W. Davis a single woman	ARK-LA-TEX Financial Services, LLC	052.14-0A-00200 CO
2521 Pennington Bend Road #103	5160 Tennyson Parkway, Suite 2000 W	
Nashville, TN 37214	Plano, TX 75024	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, SUE ELLEN WATERS, AN UNMARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JEANNETTE W. DAVIS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Unit No. 2 on the Plan of Pennington Villas Townhomes of record in Instrument No. 200408120097543 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description and established by Master Deed of record in Instrument No. 200408110097169 Register's Office for Davidson County, TN.

Being the same property conveyed to Sue Ellen Waters, an unmarried person, by Warranty Deed from Richard Puncochar d/b/a Pennington Partners, of record in Instrument 200512010144439, recorded on December 1, 2005, Register's Office for Davidson, County, TN

( ) unimproved
This is (X) improved property known as 2521 Pennington Bend Road #103, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 my/our hand(s) this 19th day of March, 2010 :

X Sue Ellen Waters

STATE OF Tennessee
COUNTY OF Knox

Personally appeared before me, Sandra K Carr, a Notary Public in and for said County and State, the within named SUE ELLEN WATERS, AN UNMARRIED PERSON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Knoxville, TN, this 19th day of March, 2010.

Sandra K Carr
Notary Public

My Commission Expires: 3/03/12

SANDRA K. CARR STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY