Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20100031593 DEEDWARR
Recvd: 05/26/10 10:13 2 pgs
Fees:13.00 Taxes:666.00
20100526-0040507

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this 24th day of May, 2010.

Notary Public
My commission expires: 3-17-14

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

07-1005-84226

Address of New Owner:	Send Tax Bills to:	Tax Information
Jane M. Bush 2401 Alteras Drive Nashville TN 37211	NEW OWNER	173-09-0-A-604.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Melissa Moreau, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jane M. Bush, unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 758, on the Plan of Section One of Phase Eight, Lenox Village, of record in Instrument No. 20060824-0104608, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melissa Moreau, a single person by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated October 31, 2007, recorded November 2, 2007, of record in Instrument No. 20071102-0129654, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2401 Alteras Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 21st day of May, 2010.

Melissa Moreau

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melissa Moreau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 21st day of May, 2010.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/07/12



RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067