This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010212

BILL GARRETT, Davidson County
Trans:T20100033189 DEEDWARR
Recvd: 06/02/10 10:33 2 pgs
Fees:13.00 Taxes:423.65
20100602-0042317

Send Tax Bills To:
Flagstar Bank
5151 Corporate Dr.
Troy, MI 48098

New Owner is:
James K. Handy
4010 Ridgemont Drive
Nashville, TN 37207

MAP: 041-10-0

PARCEL: 037.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jennifer Michelle Cripps and Jennie Joanna Camp**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **James K. Handy, an unmarried man**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **4010 Ridgemont Drive, Nashville, TN 37207**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 2 of the Resubdivision of Lots 477-A and 477-B, Bellshire Estates, Section "B", of record in Book 11190, page 69, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to Jennifer Michelle Cripps, unmarried and Jennie Joanna Camp, married, as joint tenants with right of survivorship, by Quitclaim Deed to Create a Joint Tenancy with Right of Survivorship dated 4/6/06 and recorded 4/10/06 in Instrument Number 20060410-0041289, and also by Quitclaim Deed to Jennie J. Camp from Wayne M. Camp as to his marital interest (pursuant to terms of a Final Decree of Divorce, Case Number 07D-3630 filed 1/26/09 in the Eighth Circuit Court for Davidson County, Tennessee) dated 12/5/08 and recorded 3/9/09 in Instrument Number 20090309-0021240, Register's Office for Davidson County, Tennessee.
âSee also Warranty Deed of record in Instrument Number 20060130-0011515, Warranty Deed of record in Book 11464, page 642; Quitclaim Deed of record in Book 8953, page 80; and Warranty Deed of record in Book 5078, page 158, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

JMC JC
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate,

title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of May, 2010.

GRANTOR(S):

Jennifer Michelle Cripps

JENNIFER MICHELLE CRIPPS

Jennie Joanna Camp

JENNIE JOANNA CAMP

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jennifer Michelle Cripps and Jennie Joanna Camp**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of May, 2010.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My Commission Expires: 7-29-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$114,500.00**.

AFFIANT

SWORN TO and subscribed before me this 28th day of May, 2010.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My commission expires: 7-29-13