BILL GARRETT, Davidson County
Trans: T20100033423 DEEDWARR
Recvd: 06/02/10 15:38 2 pgs
Fees: 13.00 Taxes: 608.65
20100602-0042614

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $164,500.00

Affiant

Subscribed and sworn to before me, this 25th day of May, 2010.

Vanessa E. Allen

Notary Public
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

06-1004-73894

Address of New Owner:	Send Tax Bills to:	Tax Information
Jessica Norris 4649 Cather Ct. Nashville TN 37214	Regions Bank 2050 Parkway Office Circle Birmingham, AL 35244	62-02-B-221.00CO

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, **Matthew D. Southards and wife, Melaina Southards**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Charles Rotenberry, an unmarried man and Jessica D. Norris, an unmarried woman, as joint tenants with right of survivorship** 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. 165, on the Plan of Cluster Lot Development, Abbington Park, Phase One, Section Five, of record in Instrument Number 20060113-0005368, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew D. Southards and wife, Melaina Southards, by deed from Beazer Homes Corp., a Tennessee corporation, dated September 27, 2006, recorded September 29, 2006, of record in Instrument Number 20060929-0120456, Register's Office for Davidson County, Tennessee.

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 **4649 Cather Ct., Nashville, TN 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 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 25th day of May, 2010.

Matthew D. Southards

Melaina Southards

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand in Mt. Juliet, TN, this 25th day of May, 2010.

Notary Public

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

My Commission expires

1-17-12