BILL GARRETT, Davidson County
Trans:T20100036152 DEEDWARR
Recvd: 06/15/10 09:19 2 pgs
Fees:13.00 Taxes:292.30
20100615-0046305

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $79,000.00

Affiant

Subscribed and sworn to before me, this 11th day of June, 2010.

Notary Public

My commission expires: 9/20/10

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
4711 Trousdale Drive, Suite 120
Nashville TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeanine C. Miller	AMERICAN MORTGAGE SERVICE CO	163160A00300CO
5805 Monroe Crossing	11503 SPRINGFIELD PIKE	
Antioch TN 37013	CINNCINNATI, OH 45246	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kesha M. Reser, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeanine C. Miller, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit 103, PHASE ONE, PROVINCETOWN, as shown on plat attached as Exhibit A-1 to Declaration of Protective Covenants, Conditions, Restrictions and Easement for Provincetown, of record in Instrument No. 20031119-0168785, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kesha M. Reser, an unmarried woman, by Warranty Deed from Centex Homes, a Nevada general partnership, recorded April 30, 2007 in Instrument No. 20070430-0051160, in the Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on on plat attached as Exhibit A-1 to Declaration of Protective Covenants, Conditions, Restrictions and Easement for Provincetown, of record in Instrument No. 20031119-0168785, in the Register's Office, Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 5805 Monroe Crossing, 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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 31st day of May, 2010.

Kesha M. Reser

STATE OF TN)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Kesha M. Reser , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of June 2010.

Notary Public

My Commission Expires: 7-21-13

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY