WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100044040 DEEDWARR
Recvd: 07/19/10 13:55 2 pgs
Fees: 13.00 Taxes: 407.00
20100719-0056330

G-RL-10-1810

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF July, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-21-10

(AFFIX SEAL)

AMY CROWE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denelle White	Prime Lending	
1810 Isabelle Lane	(NAME) 18111 Preston Rd, #900	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Dallas, TX 75252	163-16-C-132.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we LATONYA N. BLACK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DENELLE WHITE, AN UNMARRIED WOMAN, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 132, MATLOCK TOWNHOMES, PHASE I, AS SHOWN ON PLAT OF RECORD IN THE MASTER DEED RECORDED AT INSTRUMENT NO. 20070502-0052533 AND AMENDED AT INSTRUMENT NOS. 20070509-0055599, 20070705-0080103, 20100122-0005543 AND 20100503-0033517, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LATONYA N. BLACK, UNMARRIED BY WARRANTY DEED FROM J2K BUILDERS, LLC, RECORDED ON THE 29TH DAY OF SEPTEMBER, 2008 IN INSTRUMENT NO. 20080929-0098744, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORDINCLUDING THOSE IN INSTRUMENT NO. 2007040-0051281; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20070419-0046798; MASTER DEED AND BY-LAWS OF RECORD IN INSTRUMENT NO. 20070502-0052533, AMENDED BY INSTRUMENT NOS. 20070509-0055599, 20070705-0080103, 20100122-0005543 AND 20100503-0033517; AND STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20060503-0050917, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 1810 Isabelle Lane, Antioch, Tennessee 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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(S), 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 14th day of July, 2010.

LaTonya N. Black

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LaTonya N. Black, the within named bargainor, 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 and official seal, this the 14th day of July, 2010.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903