BILL GARRETT, Davidson County
Trans:T20100046754 DEEDWARR
Recvd: 07/30/10 11:18 2 pgs
Fees:13.00 Taxes:1491.10
20100730-0059800

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $403,000.00

Subscribed and sworn before me this the 23rd day of July, 2010.

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(Affix Seal) My Commission Expires: 11-27-2010

Affiant

Notary Public

WARRANTY DEED

2010146

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Nathalie L. Maitre
312 Red Feather Lane
Brentwood, TN 37027-4771

Send tax bills to:
Flagstar Bank, FSB
5151 Corporate Drive
Troy, MI 48098

Map 172-5-A, Parcel 31 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Linda H. Koza and husband, Christian Citera

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Nathalie L. Maitre

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 31, on the plan of Final Plat, First Revision - Phase Three, Oakmont Subdivision, a Residential Planned Unit Development, as shown by plat apppearing of record in Instrument No. 20071030-0127754, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being all of the same property conveyed to Linda H. Koza, a married person, by deed from Homecrest Builders, LLC, of record in Instrument No. 20080723-0075280, dated 07/15/2008, Register's Office for Davidson County, Tennessee. Being portion of the same property conveyed to Homecrest Builders, LLC, by Quitclaim Deed from Brent A. Campbell and wife, Gale Campbell, of record in Instrument No. 20070116-0005789, dated 01/05/2007, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2010, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 312 Red Feather Lane, Brentwood, TN, 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 23rd day of July, 2010.

Linda H. Koza By Selina Harris Attorney in Fact
Linda H. Koza
By: Selina Harris, Attorney In Fact

Christian Citera By Selina Harris Attorney in Fact
Christian Citera
By: Selina Harris, Attorney In Fact

STATE OF TENNESSEE,
COUNTY: WILLIAMSON

On this 23rd day of July, 2010, before me personally appeared Selina Harris to me known to be the person who executed the foregoing instrument as the Attorney In Fact for Linda H. Koza and acknowledged that she executed the same as the free act and deed of said Linda H. Koza. *

Witness my hand and official seal.

My Commission Expires: 11/22/2011

Notary Public

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE,
COUNTY: WILLIAMSON

On this 23rd day of July, 2010, before me personally appeared Selina Harris to me known to be the person who executed the foregoing instrument as the Attorney In Fact for Christian Citera and acknowledged that she executed the same as the free act and deed of said Christian Citera. **

Witness my hand and official seal.

My Commission Expires: 11/22/2011

Notary Public

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

* See POA in instrument # 20100730-0059798
R.O.D.C.TN

** See POA in Instrument #
R.O.D.C.TN 20100730-0059799