WARRANTY DEED

ET-10-1936

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,250.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF August, 2010.

Notary Public:

MY COMMISSION EXPIRES: 6.15.14

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Warmouth	Robert L. Warmouth	
620 Casey Place	(NAME) 620 Casey Place	75-12-B-84.00 CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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, we JOHN D. SAYLOR AND EUGENIE D. SAYLOR, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT L. WARMOUTH AND WIFE, MARY WARMOUTH, 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 Lot 20, BROOKSIDE WOODS, PHASE TWO, SECTION FOUR, as shown on plat of record in Instrument No. 20000811-0079778, 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 John D. Saylor and Eugenie D. Saylor, Husband and Wife, by Warranty Deed from NVR, Inc., a Virginia Corporation, trading as Fox Ridge Homes, recorded on the 10th day of September 2001, in Instrument No. 20010910-0097794, in the Register's Office of Davidson County, Tennessee.

Subject to Covenants, Conditions and Restrictions recorded in Book 10444, Page 213, Book 11103, Page 156 and Book 11453, Page 900; and to Charter of Homeowners Association, recorded in Book 10451, Page 506; and to Conveyance to Homeowners Association, recorded in Book 11450, Page 112., all in the Register's Office of Davidson County, Tennessee.

Subject to Easement for Sanitary Sewer, recorded in Book 11497, Page 577; and to Easement for Utilities, recorded in Book 5609, Page 627, all in the Register's Office of Davidson County, Tennessee.

Subject to any and all easements, conditions, and restrictions of record.

unimproved ( )
This is improved (X) property, known as 620 Casey Place, Hermitage, Tennessee 37076
(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.

BILL GARRETT, Davidson County
Trans:T20100053071 DEEDWARR
Recvd: 08/26/10 10:06 2 pgs
Fees:13.00 Taxes:652.13
20100826-0067480

Witness my/our hand(s) this 20th day of August, 2010.

John D. Saylor

Eugenie D. Saylor

STATE OF Tennessee

COUNTY OF Davidson

On this the 20th day of August, 2010, before me personally appeared John D. Saylor and Eugenie D. Saylor, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of August, 2010.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520