Davidson County DEEDWARR
Recvd: 09/10/10 10:04 3 pgs
Fees:18.00 Taxes:481.00
20100910-0071980

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $129,999.00

Affiant

Subscribed and sworn to before me, this 3rd day of September, 2010.

Notary Public

My commission expires: 6-5-12

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:
Andrew B. Collier **Amanda N. Theolet**	**Mortgage Lenders of America, LLC**	108-12-0-189.00
3332 Quail Run Court	**8400 W. 110th Street # 500**	
Nashville, TN 37214	**Overland Park KS 66210**	

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,

James T. Carbone, unmarried

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

Andrew B. Collier, a single person and Amanda N. Theolet, a single person

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 Lot 25, SECTION 3, TRAILWOOD, as shown on plat of record in Plat Book 6900, Page 67, 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 James T. Carbone and Patricia Ann Andrews, unmarried, as tenants in common with right of survivorship by Warranty Deed from Steven Keith Kirby and wife, Lyn B. Kirby, recorded on the 2nd day of July, 1991 in Book 8389, Page 277, in the Register's Office of Davidson County, Tennessee. Patricia Ann Carbone, f/k/a Patricia Ann Andrews, having since died on April 6, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 6900, Page 67, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 3332 Quail Run Court, 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 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 3rd day of September, 2010.

James T. Carbone

STATE OF OHIO
COUNTY OF SUMMIT

Personally appeared before me, a Notary Public of said County and State, James T. Carbone , 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 3rd day of September, 2010.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF OHIO

THERESA McKOSKI
Notary Public, State of Ohio
My Commission Expires
July 12, 2014

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

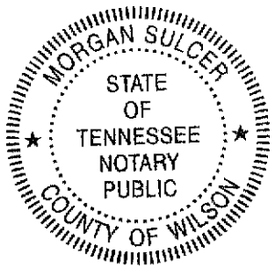
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: September 2, 2013