WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100060486 DEEDWARR
Recvd: 09/27/10 08:22 2 pgs
Fees:13.00 Taxes:1239.50
20100927-0076442

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $335,000.00.

Affiant

Subscribed and sworn to before me this 24th day of September, 2010.

Notary Public
My Commission expires: 3/16/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Serge J. Mirault	Mortgage Investors Group	172-06-0A-003.00CO
6052 Frontier Lane	8320 E. Walker Springs Lane	
Nashville, TN 37211	Knoxville, TN 37923	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert L. Woolsey, II and Colleen L Woolsey, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Meegan Elizabeth Jones, unmarried and Serge Julien Mirault, unmarried, as tenants in common with rights of survivorship,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 13 on the plan of Mountain View, Section 1, of record in Book 9700, pages 562 and 563, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert L. Woolsey, II and Colleen L Woolsey, husband and wife, by deed from Scott Hernandez and Catherine Hernandez, on August 5, 2000, of record in Instrument Number 20001018-0103171, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2010 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 9700, page 562 and 563, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10053, page 239, amended in Book 10496, page 311, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 10496, page 391, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 10496, page 380, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in book 10929, page 987; and in Instrument Number 20051130-0143851, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6052 Frontier Lane, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 23rd, 2010.

Robert L. Woolsey II

Colleen L. Woolsey

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert L. Woolsey, II and Colleen L Woolsey,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 23rd, 2010

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY