WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100069138 DEEDWARR
Recvd: 11/01/10 14:35 2 pgs
Fees:13.00 Taxes:677.10
20101101-0087327

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2010

Notary Public:

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Randall Lueck	Peoples Home Equity	Parcel ID:
2804 Chapelwood Drive	750 Old Hickory Blvd.	086140B01500
Hermitage, TN 37076	Brentwood, TN 37027	

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 acknowledged, we

Darren Winningham and wife, Kami Winningham

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Randall Lueck and Elizabeth Torres, husband and wife
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:

BEING Lot No. 15, on the Plan of Fleetwood Subdivision, Phase One, being a planned unit development, of record in Plat Book 6900, Page 465 & 466, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Darren Winningham and Kami Winningham, husband and wife, by deed from Charles M. Beasley and wife, Rhonda N. Beasley, of record in Instrument 20051123-0141473, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 7170, Page 987, and Book 7627, Page 6, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 465 and 466, said Register's Office.

Power of Attorney of record in Instrument 20101101-0087326, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2804 Chapelwood Drive, Hermitage, TN 37076

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 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 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 our hands this 22nd day of October, 2010.

Darren Winningham
Darren Winningham

Kami Winningham
Kami Winningham
By: Darren Winningham, Attorney-in-Fact
By Darren Winningham A-I-F

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darren Winningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of October, 2010.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Darren Winningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Kami Winningham as her Attorney in Fact as the free act and deed of the within named Kami Winningham.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of October, 2010.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Record & Return To:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

File No. AV-10-2804