WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110003783 DEEDWARR
Recvd: 01/19/11 12:55 2 pgs
Fees:13.00 Taxes:836.20
20110119-0005190

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $226,000.00.

Affiant

Subscribed and sworn to before me this 13th day of January, 2011.

Hillary Torrence
Notary Public
My Commission expires: 12-10-12
(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:
Phillip Austin and Cherie Woods	American Equity Mortgage, Inc.	155-10-0-A-037.00CO
8485 Indian Hills Drive	11933 Westline Industrial Dr.	
Nashville, TN 37221	St. Louis, MO 63146	

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, **Sharon L. Moore, now known as, Sharon M. Lee and husband, Lowell David Lee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Phillip Austin and Cherie Woods, both unmarried as tenants in common with right 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. 89 on the plan of McCrory Trace Estates, of record in Plat Book 6900, pages 720 thru 723, 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 Kirk S. Chaberski and wife, Sharon L. Chaberski, by deed from Construction Associates, Inc., on September 11, 1991, of record in Book 8443, page 783, Register's Office for Davidson County, Tennessee. And further conveyed to Sharon Lynn Chaberski by Quitclaim Deed from Kirk Steven Chaberski of record in Instrument Number 20040106-0002061, said Register's Office. And further conveyed to Sharon L. Moore, unmarried by Quitclaim Deed from Sharon L. Moore (fka Sharon L. Chaberski) of record in Instrument Number 20080521-0051944, said Register's Office.

The said Lowell David Lee joins in the conveyance to convey any and all interest that he may have in said property, particularly any marital interest.

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 2011 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 6900, page 720 thru 723, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7576, page 846, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement of record in Instrument Number 20021104-0134797, Register's Office for Davidson County, Tennessee.

This is improved property known as: **8485 Indian Hills Drive, Nashville, TN 37221**

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 January 13, 2011.

Sharon M. Lee

Sharon M. Lee

Lowell David Lee

Lowell David Lee

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sharon M. Lee and Lowell David Lee,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 13, 2011

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return To: Partners Title of Tennessee, LLC
5200 Maryland Way Ste. 202
Brentwood, TN 37027