BILL GARRETT, Davidson County
Trans:T20110009605 DEEDWARR
Recvd: 02/15/11 15:50 2 pgs
Fees:13.00 Taxes:381.10
20110215-0013024

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Kaileigh James
3333 Oak Timber Drive
Antioch, TN 37013

MORTGAGEE
SunTrust Mortgage, Inc.
1001 Semmes Avenue
Richmond, VA 23224

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 150-10-0
PARCEL 180.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Daniel Newell, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kaileigh James,*** 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:

*a single person

Being Lot Number 33, on the Plan of Lake Towne Park, Section 2, as shown by Plat of record in Plat Book 6900, Page 111, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Daniel Newell by Cash Deed from The Secretary of Housing and Urban Development, of Washington, D.C., dated June 21, 2010 and filed of record in Instrument No. 20100630-0051313, Register's Office for Davidson County, Tennessee.

This is not the principal residence of said grantor, nor is it the principal residence of any spouse of said grantor.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 7030, Page 566; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6900, Page 111, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **3333 Oak Timber Drive Antioch, TN 37013.**

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 11th day of February, 2011.

Daniel Newell

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Daniel Newell, the bargainor(s) 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 and official seal this 11th day of February, 2011.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $103,000.00.

AFFIANT

Subscribed and sworn to before me this 11th day of February, 2011.

NOTARY PUBLIC

My Commission Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY