This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, Tn 37027

BILL GARRETT, Davidson County
Trans:T20110015761 DEEDWARR
Recvd: 03/17/11 09:04 2 pgs
Fees:13.00 Taxes:499.50
20110317-0020854

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2011

Notary Public

My Commission Expires: 12-08-13

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel:
Jime O. Stafford P.O. Box 1625 Brentwood, TN 37027	OWNER	171-07-0B-00700CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Wolf Chase Development, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jim O. Stafford,** hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 207 on the Final Plan of Annandale, Phase I, of record in Instrument No. 20051209-0148093, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Wolf Chase Development, LLC, by deed of record in Instrument No. 20050331-0035197, Register's Office for Davidson County, Tennessee.

This conveyance in made subject but not limited to the following:

1. All matters shown on the plat of record in Instrument No. 20051209-0148093, Register's Office for Davidson County, Tennessee.
2. Subject to all matters on plan of record in Plat Book 6200, Page 624, Register's Office for Davidson County, Tennessee.
3. Letter from Metropolitan Government limiting use of sewage and absorption systems of record in Book 5640, Page 480, Register's Office for Davidson County, Tennessee.
4. Storm Water Detention Agreement of record in Instrument No. 20040825-0102573 and in Instrument No. 20050526-0059633, Register's Office for Davidson County, Tennessee.
5. Declaration of Covenants, Conditions and Restrictions for Annandale of record in Instrument No. 20051128-0142346, Register's Office for Davidson County, Tennessee.
6. All assessments and taxes due in 2011 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 2205 Cumberwell Close, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of February, 2011

Wolf Chase Development, LLC

By: _____
G. Allen Patton, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named G. Allen Patton, with whom I am personally acquainted, and who upon her oath, acknowledged himself to be the Chief Manager of Wolf Chase Development, LLC, the bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Company by himself as such Chief Manager.

Witness my hand, at Brentwood, Tennessee, 28th day of February, 2011.

_____
NOTARY PUBLIC

My Commission Expires: 12-28-13

