BILL GARRETT, Davidson County
Trans:T20110030143 DEEDWARR
Recvd: 05/20/11 10:44 2 pgs
Fees:13.00 Taxes:332.63
20110520-0038753

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May, 2011.

Notary Public
MY COMMISSION EXPIRES: 9-9-14
File No. G11-2297D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Janice Rutter (NAME)	Bank of America, N.A. (NAME)	74-8-104
7022 Bonnavent Drive (STREET ADDRESS)	840 Crescent Center Dr. #460 (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Christopher T. Artis, aka Christopher T. Actis, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janice Rutter, unmarried,** 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:

Land in Davidson County, Tennessee, being Lot No. 768 on the plan of SECTION SEVEN, HERMITAGE HILLS, as shown by plat of record in Book 3300, Page 62-63, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Christopher T. Artis, unmarried from Dorothea Riegert Wheeler, Trustee, by Deed dated June 14, 2007, as Instrument No. 200706200073618, in the Register's Office for Davidson County, Tennessee. Said Deed has been corrected by QuitClaim Deed of record in Instrument #201105160037090, Register's Office for Davidson County, Tennessee.

Christopher T. Artis, Christopher T. Actis, and Christopher Theodore Actis is one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Christopher T. Actis is signed by his duly appointed Attorney-in-fact Cynthia S. Actis, pursuant to the Power of Attorney recorded in Instrument #20110520-0038752 said Register's Office.

This is improved property, known as 7022 Bonnavent 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. Whenever 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 my/our hand(s) this 18th day of May, 2011.

CHRISTOPHER T. ACTIS Christopher T. Actis, by

By: Cynthia S. Actis, Attorney in Fact May 18, 2011
Cynthia S. Actis, Attorney-in-Fact Date

STATE OF Florida

COUNTY OF Hillsborough }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Cynthia S. Actis, Attorney-in-Fact for Christopher Theodore Actis aka Christopher T. Artis, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of May, 2011.

My Commission Expires: Laura A. Van Hise
Notary Public

LAURA A. VAN HISE
MY COMMISSION # EE 022
EXPIRES: September 18, 2
Bonded Thru Notary Public Under

LAURA A. VAN HISE
MY COMMISSION # EE 022755
EXPIRES: September 18, 2014
Bonded Thru Notary Public Underwriters

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066