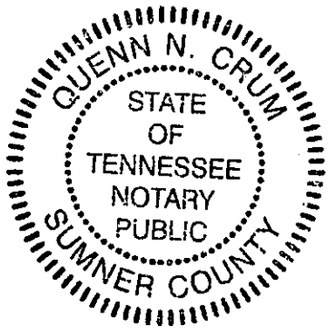


STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $203,500.00

Affiant

Subscribed and sworn to before me, this the 25th day of August, 2011.

Notary Public

My commission expires: 4/20/2015

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans:T20110052956 DEEDWARR
Recvd: 08/29/11 09:25 2 pgs
Fees:13.00 Taxes:752.95
20110829-0066423

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John C. Mahoney	Suntrust Mortgage, Inc.	Map 126-15-A Parcel 132.00C0
705 Setters Ct	PO Box 57028	
Nashville, TN 37221	Irvine, CA 92619-7028	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Angela N. Chapman, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John C. Mahoney and wife, Sharyn M. Mahoney

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 249 on the Plan of Section Three, Boone Trace at Biltmore, of record in Book 9700, pages 758 and 759, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Angela N. Chapman and Ayman M. Al-Qudsi wife and husband by deed from Fox Ridge Homes, Inc., aka NVR Fox Ridge, Inc. in Bok 11654, page 132, Register's Office for Davidson County, Tennessee, dated August 31, 1999. And being the same property conveyed to Angela N. Al-Qudsi by Quitclaim Deed from Ayman Al-Qudsi of record in Instrument 200308270124718, Register s Office for Davidson County, Tennessee, dated August 25, 2003. And further , being the same property conveyed to Angela N. Chapman by Quitclaim Deed from Angela N. Chapman of record in Instrument 200905290049595, Register's Office for Davidson County, Tennessee, dated May 22, 2009.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved ( ) property known as 705 Setters Ct, Nashville, TN 37221.

Map 126-15-A Parcel 132.00C0 is the parcel identification number assigned to the property by the county tax assessor's office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 MY/OUR HANDS EFFECTIVE AS OF August 25, 2011:

X _____
Angela N. Chapman

_____

STATE OF TENNESSEE)
) **INDIVIDUAL**
) **ACKNOWLEDGEMENT**
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, Angela N. Chapman, the within named Grantor(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, at office, this the 25th day of August, 2011.

My Commission Expires: 7.25.12 _____
Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____

STATE OF TENNESSEE)
) **ACKNOWLEDGEMENT FOR**
) **SIGNATURE MADE BY**
COUNTY OF Davidson) **ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 25th day of August, 2011.

My Commission Expires:_____ _____
Notary Public

_____

STATE OF TENNESSEE)
) **CORPORATE**
) **ACKNOWLEDGEMENT**
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____ _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 25th day of August, 2011.

My Commission Expires:_____ _____
Notary Public

20111260R

Return TO:

Clarity Title, LLC
815 Loretta Dr.
Goodlettsville, TN 37072
615-448-6494

11-0230