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

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $147,500.00.

Affiant

Subscribed and sworn to before me, this 23rd day of September, 2011.

Notary Public

My Commission Expires: 7/3/13

BILL GARRETT, Davidson County
Trans:T20110062430 DEEDWARR
Recvd: 10/06/11 13:44 2 pgs
Fees:13.00 Taxes:545.75
20111006-0077830

Address New Owner:	Send Tax Bill To:	Map & Parcel:
Ann Jenkins 2304 Hockett Drive Nashville, TN 37218	New Owner	058-09-0A-107.00

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 Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Angela E. Polk n/k/a Amanda E. Lanier and husband Antonio Lanier,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Ann Jenkins, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Creekside Trails, Phase 4 of record in Instrument 20050405-0037383, Register's Office for Davidson County, Tennnessee, to which plat reference is hereby referenced for a more complete and accurate description.

Being the same property conveyed to Angela E. Polk by deed from NVR, Inc., dated August 30, 2005, of record in Instrument No. 20050908-0108172, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to the following:

1. Taxes for the year 2011 and subsequent years, a lien which are not yet due and payable.
2. All matters on the Plan of Creekside Trails, Phase 4, of record in instrument No. 20050405-0037383, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants contained in Instrument No. 20000915-0092002; Supplement amendment of record in Instrument No. 20011025-0117168 and Second Supplement of record in Instrument No. 20020828-0103983, Register's Office for Davidson County, Tennessee.
4. Home Owners Association Charter of record in Book 10871, Page 532, Register's Office for Davidson County, Tennessee.
5. Easement for water mains and appurtenances of record in Book 6255, Page 578, Register's Office for Davidson County, Tennessee.
6. Easement for sanitary sewers and/or storm drainage of record in Book 8326, Page 230, Register's Office for Davidson County, Tennessee.
7. Storm Water Detention Agreement of record in Instrument No. 20001011-0100954 and Instrument No. 20031010-0150887, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2304 Hockett Drive, Nashville, TN 32718

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are 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; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 23rd day September, 2011.

Angela E. Polk n/k/a Angela E. Lanier

Antonibanier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Angela E. Polk n/k/a Amanda E. Lanier and husband Antonio Lanier** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at Brentwood, TN, this 23rd day of September, 2011.

Notary Public

My Commission Expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON