Send Tax Statements To:
New Owner
PRIMELENDING, A PLAINSCAPITAL COMPANY
18111 PRESTON ROAD, SUITE 900
DALLAS, TX [redacted] 75252

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Ste 300
Murfreesboro, TN 37130

Name and Address of New Owner:
Carolyn A. McGinnis
3709 Grace Falls Drive
Antioch, TN 37013

From Information Furnished By

Davidson County DEEDWARR
Recvd: 01/03/12 11:55 3 pgs
Fees:18.00 Taxes:488.40
20120103-0000275

Map and Parcel 164-08-0C-76.00 CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **AMNON SHREIBMAN, TRUSTEE**, has this day bargained and sold and does hereby transfer and convey unto, **CAROLYN A. MCGINNIS,*** her heirs and assigns, forever, that certain parcel of real estate located in the Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

*unmarried

Being all of Lot No. 30, on the Final Plat, Section Two, Hamilton Chase, according to plat and survey appearing of record in Instrument Number 20060807-0096557, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to Amnon Shreibman, Trustee, by deed from Avenue Bank, dated September 1, 2011, appearing of record in Instrument Number 20110907-0069357, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions contained in instrument of record in Instrument Number 20050728-0087946, amended in Instrument Number 20050731-0131315; Surveyors Certificate of Correction of record in Instrument Number 20070723-0087046; Charter of record in Instrument Number 20060914-0113689; Stormwater Detention Agreement of record in Instrument Number 20040102-0000420; Road Agreement and Sewer Easement of record in Instrument Number 20040416-0043248; and to any and all matters shown on said plat and survey of record in Instrument Number 20060807-0096557; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **CAROLYN A. MCGINNIS,** her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2011 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 29th day of December, 2011.

Amnon Shreibman, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Amnon Shreibman, Trustee,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 29th day of December, 2011.

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 12-03-13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $132,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 29th day of December, 2011.

NOTARY PUBLIC
My Commission Expires: MAR 10 2012

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE