(2)

BILL GARRETT, Davidson County
Trans:T20120044298 DEEDWARR
Recvd: 06/15/12 10:29 2 pgs
Fees:13.00 Taxes:695.60

20120615-0052605

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Karen Ragan
Affiant

Subscribed and sworn to before me, this 13th day of June, 2012

Lee E. Crawford
Notary Public

MY COMMISSION EXPIRES: 1/9/2016
(AFFIX SEAL)

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Ragan	Ark-La-Tex Financial Services	186-04-0-B
(NAME)	(NAME)	(MAP)
7814 Kemberton Drive W.	5160 Tennyson Parkway Ste. 2000W	008.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nolensville, TN 37135	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, Helene Blitz, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Karen Ragan, a single woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

That certain unit located in Davidson County, Tennessee, being Unit No. 8 on the Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary Plat, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place, a Horizontal Property Regime with Private Elements, a PUD, as of record in Instrument 20070207-0016043 amended in Instrument 20070208-0016738, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD, of record in Instrument 20070125-0010028, corrected in Instrument 20070214-0018953, and as set out on Exhibit "B" to the Amendment to the Declaration in Instrument 20070208-0016738, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Helene Blitz, by deed from Beazer Homes Corp., a Tennessee corporation, of record in Instrument 20071204-0140580, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 7814 Kemberton Drive W., Nolensville, Tennessee 37135

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. 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.

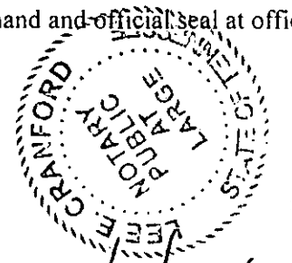
Witness my/our hand(s) this 13th day of June, 2012.

Helene Blitz by: Les Stallings, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Les Stallings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney in Fact for Helene Blitz, the within named bargainor, and that he as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name, Helene Blitz, the bargainor, by the said, Les Stallings, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 13th day of June, 2012.



Notary Public

My Commission Expires: 1/9/2016