WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130054816 DEEDWARR
Recvd: 06/28/13 08:41 2 pgs
Fees: 13.00 Taxes: 444.00
20130628-0066435

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2013

Notary Public:

MY COMMISSION EXPIRES: 10/16/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kristy Osmunson	Mortgage Investors Group	Parcel ID:
2120 Lebanon Pike; Apt. 13	8320 East Walker Springs Ln; #200	095050B01300CO
Nashville, TN 37210	Knoxville, TN 37923	

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 hereby acknowledged, we

Kriztina L. Lombard, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Kristy Osmunson *and Todd Thomas, both 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:

BEING Unit No. 13, on the Master Deed of Easthaven Townhomes, of record in Instrument 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof. * amended at Instrument No. 20020709-0082357, 20030425-0055753, 20031007-0147961 and 20040419-0043570

Being the same property conveyed to Kriztina L. Lombard, a single woman, by deed from Samuel Dennis Edwards, Jr. and wife, Denisse Edwards, of record in Instrument 20110412-0028081, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20010806-0083543 amended in Instrument 20020709-0082357; 20030425-0055753; 20031007-0147961; 20040419-0043570; and 20010806-0083543, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20010806-0083543, said Register's Office; (3) Ingress and Egress of record in Instrument 20031007-0147962, Register's Office for said County; (4) Storm Water Detention Agreement of record in Instrument 20010628-0068559, Register's Office for said County; (5) Transmission Line Easement of record in Book 1163, Page 638 and Book 1207, Page 513, Register's Office for said County.

The signature of Kriztina L. Lombard is signed by her duly appointed Attorney-in-Fact, Debbie Mabrey, pursuant to the Power of Attorney of record in Instrument 20130628-0066434, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2120 Lebanon Pike; Apt. 13, Nashville, TN 37210

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 hand this 20th day of June, 2013.

Kriztina L. Lombard by Debbie Mabrey AIF
Kriztina L. Lombard
By: Debbie Mabrey, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Debbie Mabrey 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 on behalf of Kriztina L. Lombard as her Attorney in Fact as the free act and deed of the within named Kriztina L. Lombard.

Witness my hand and official seal at Nashville, Tennessee the 20th day of June, 2013.

My Commission Expires: 5/5/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.