File #200320386

Davidson County DEEDWARR
Recvd: 10/01/03 07:47 2pgs
Fees:13.00 Taxes:665.63

20031001-0144446

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,900.00.

Deborah R. Therber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2003.

Notary Public

MY COMMISSION EXPIRES: 4/21/07

(AFFIX SEAL)

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah R.Therber and Kimberly D. Therber	Columbia National Inc	Map:
(NAME) 641 Old Hickory Blvd, #100	(NAME) 7142 Columbia Gateway Dr	Parcel:
(ADDRESS) Brentwood TN 37027	(ADDRESS) Columbia MD 21046	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, JASON C. KLATT, UNMARRIED AND ALISON F. KLATT, UNMARRIED hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto DEBORAH R. THERBER, UNMARRIED AND KIMBERLY D. THERBER, * 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: * as jo.nts tenants w.th r.ght of surv.vorship D. T, K. T.

Land in Davidson County, Tennessee, being all of Unit No. 114, on the Second Revision, a horizontal property regime, (private element) Phase One, Section One, Townhomes of Fredericksburg, as shown by plat appearing of record in Plat Book 9700, Page 236, and amended in Plat Book 9700, Page 461, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jason C. Klatt, and wife, Alison F. Klatt by Warranty Deed dated January 6, 1999 of record in Book 11288, Page 557, Register's Office for Davidson County, Tennessee. The said Jason C. Klatt and Alison F. Klatt having since divorced. Both are now unmarried.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 7798, Page 843, Book 10126, Page 435, Book 10224, Page 683, corrected in Book 10294, Page 850, amended in Instrument No. 20000718-0070558; By-Laws of record in Book 10126, Page 489 and Book 10275, Page 959; Charter for Homeowners' Association of record in Book 10126, Page 430; Easements of record in Book 7993, Page 269, Book 7851, Page 712, Book 7358, Page 643, Book 9607, Page 431 and Book 10012, Page 756; and, any and all matters shown on plat of record in Plat Book 9700, Page 461, amending Plat Book 9700, Page 236; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 641 Old Hickory Blvd, #100, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 12th day of September, 2003.

Jason C. Klatt

Alison F. Klatt

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Jason C. Klatt and Alison F. Klatt who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of September, 2003.

Notary Public

My Commission Expires: 10/22/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064