WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/13/04 13:16 2pgs
Fees:13.00 Taxes:584.23

20041213-0147869

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS: **$157,900.00.**

Affiant

Subscribed and sworn to before me this 13th day of December, 2004.

Notary Public
My Commission expires:
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Todd A. Koltis	SAME as new owner	Tax: $87.00
3613 Peninsula Court		136-11-67.00
Nashville, TN 37217		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **David N. Freeman, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Todd A. Koltis, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 9 on the plan of Final Plat of Priest Lake Park, Section 9, of record in Plat Book 6900, page 452, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David N. Freeman, unmarried, by deed from Rod F. Francioni and wife, Sherry W. Coke Francioni, on December 5, 1995, of record in Book 9903, page 473, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 6900, page 452, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7422, page 183; and Book 4249, page 892; and Book 4317, page 17; and Book 4482, page 615; and Book 4505, page 774; and Book 4698,page 969; and Book 5097,page 566; and Book 5456,page 509; and Bock 5499, page 879; and Book 5960, page 868, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3613 Peninsula Court, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 1, 2004.

David Freeman

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David N. Freeman, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 1, 2004

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY