FILE BOX 45

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2005

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**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: |
|---|---|---|
| Edward Trdla | First Horizon Home Loan Corporation | Map 162 |
| 406 Leisure Ln. | P.O. Box 7481 | Group 16-0-C |
| Antioch, TN 37013 | Springfield, OH 45501 | Parcel 14 CO |

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

**Terah J. Allen f/k/a Terah J. Kaiser and husband, Jason Allen**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Edward Trdla, an unmarried man**
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 Lot No. 14, on the Plan of Second Revision of Section 2, Phase 1, Leisure Heights, of record in Plat Book 6900, Page 440, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Terah J. Kaiser by deed from Kerry L. Young Pillow and husband, Ronnie Dale Pillow, and Allen C. Brown and wife, Susan G. Brown, of record in Instrument 20020801-0092316, said Register's Office, dated July 30, 2002.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6146, Page 241; Book 6150, Page 585; Book 6259, Page 862; Book 6396, Page 504; Book 7303, Page 232; and Book 6146, Page 276, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 440, said Register's Office.

Terah J. Allen and Terah J. Kaiser being one in the same person.

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 406 Leisure Ln., Antioch, TN 37013

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.

Davidson County DEEDWARR
Recvd: 03/17/05 10:54 2 pgs
Fees:13.00 Taxes:357.05
20050317-0029406

Witness my hand this 15th day of March, 2005.

Terah J. Allen

Jason Allen

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 Terah J. Allen and Jason Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of March, 2005.

My Commission Expires: 01/24/09

Notary Public

