07

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is ~~$[illegible]~~ $179,500.00 KH

Karen Hillebrand
Affiant

Subscribed and sworn to before me, this 17th day of March, 2005.

[illegible]
Notary Public
My commission expires: 0/22/09

JANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 03/22/05 11:16 2 pgs
Fees:13.00 Taxes:662.30

20050322-0031104

03-0502-32514

Address of New Owner:	Send Tax Bills to:	Tax Information
Karen Hillebrand	New Owner	63-16-0-B-018
1624 Aaronwood Drive		
Old Hickory TN 37138		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Susan Minzak, married, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to Karen Hillebrand, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 18, on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Book 6900, Pages 500, 551, and 552, and corrected in Book 7642, Page 445, and Book 8110, Page 401, and amended in Book 8181, Page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan Minzak by Quitclaim deed from Secretary of Veterans Affairs, of record in Instrument No. 20050112-0004574, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been, the marital residence of the grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1624 Aaronwood Drive, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 17th day of March, 2005.

Susan Minzak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susan Minza, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 17th day of March, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/2/09