Record 18
Box 004

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/05 15:59 2 pg
Fees:13.00 Taxes:767.75
20050509-0052310

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $207,500.00

Affiant

Subscribed and sworn to before me this 26th day of April, 2005.

My Commission Expires JULY 21, 2007

Notary Public
My Commission expires:
(Affix Seal)

SON C. GUTHRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

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:
Lori-Ann Copley	SAME	118-10-0-064.00
3407 Springbrook Drive		
Nashville, TN 37204		

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, **Ryan Little and spouse, Brooke Little,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lori-Ann Copley**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 11 on the plan of Pleasant Valley, of record in Book 1424, page 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 11 fronts 61.5 feet on the westerly margin of Springbrook Drive and extends back 196.8 feet on the northeasterly line and 154 feet on the southerly line to a dead line in the rear measuring 129.6 feet thereon.

Being the same property conveyed to Ryan Little and spouse, Brooke Little, by deed from Michael Hess, on July 29, 2002, of record in Instrument Number 20020805-0093175, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2005 in the estimated amount of $1,897.27 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 1424, page 63, Register's Office Davidson County, Tennessee.

This is improved property known as: **3407 Springbrook Drive, Nashville, TN 37204**

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 April 26, 2005.

Ryan Little

Brooke Little

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ryan Little and spouse, Brooke Little** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 25, 2005

My commission expires _____

_____
Notary Public

JASON C. GUTHRIE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007