**THIS INSTRUMENT PREPARED BY:**
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/25/05 13:23 2 pg
Fees:13.00 Taxes:312.31
20050525-0059125

| **Address New Owners:** | **Send Tax Bills To:** | **Map-Parcel Nos.** |
|---|---|---|
| **Amber Oznick** | **NEW OWNER** | 075-07-0-200.00 |
| **709 Rachel's Trail** | | |
| **Hermitage, TN 37076** | | |

**STATE OF TENNESSEE )**
**COUNTY OF Davidson)**

The actual consideration or value, whichever is greater, for this transfer is $84,409.00.

Affiant

Subscribed and sworn to before me this 20th day of May, 2005

Notary Public
My Commission Expires:

DARRIS BILLINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Scott Land and wife, Jodie L. Land** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Amber Oznick**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Hermitage, Davidson County, State of Tennessee, described as:

Being Lot No. 25-A, on the Plan of the Zone Lot Division of Lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46 and 48 Rachel's Square, Section Two, of record in Book 6250, Page 540, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Scott Land and wife, Jodie L. Land by Quitclaim Deed of record in Instrument No. 20011119-0126549, Register's Office for Davidson County, Tennessee dated 10/31/2001.

This conveyance is made subject to property taxes for the year 2005 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 6250, page 540 Register's Office for Davidson County. Subject to the Charter of HOA. Subject to the Declaration of Covenants, Restrictions and Conditions in Book 6619, page 777, and in Book 8030, Page 757, Registers Office for Davidson County, Tennessee Subject to the By-Laws of record in Book 6619, Page 782, Registers Office for Davidson County, Teneessee

THIS IS **improved** PROPERTY KNOWN AS 709 Rachel's Trail, Hermitage, TN 37076

**TO HAVE AND TO HOLD** the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

**GRANTOR** further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever,

except for any such claims arising out of or in connection with the matters set forth herein

**IN WITNESS WHEREOF, GRANTOR** has executed this Warranty Deed on this 20th day of May, 2005

Scott Land by Jodie L. Land, Attorney in fact
Scott Land by Jodie L. Land, Attorney in fact

Jodie L. Land
Jodie L. Land

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Jodie L. Land and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 20th day of May, 2005.

Darris Billingsley
Notary Public

My Commission Expires: _____

(SEAL)

DARRIS BILLINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me the undersigned authority, a Notary Public of the County and State first above written, Jodie L. Land with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained, and who further acknowledged that he/she is the attorney-in-fact of Scott Land and is authorized by Scott Land to execute this instrument on behalf of Scott Land by authority of Power of Attorney of record in Book _____, page _____ or Instrument No. _____ in the Register's Office for Davidson County, Tennessee.

Witness my hand and seal this 20th day of May, 2005.

Darris Billingsley
Notary Public
My Commission Expires: _____

DARRIS BILLINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008