Davidson County DEEDWARR
Recvd: 08/24/05 15:33 2 pgs
Fees:13.00 Taxes:342.07

20050824-0101208

WARRANTY DEED

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,450.00

Bonnie Bolden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2005

Amy Leathers
Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: ~~01/24/09~~ 9/20/08
(AFFIX SEAL)

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:
Consier Carter	NBank, N.A.	Map 150
3210 Oakview Court	136 Walton Ferry Road	Group 7
Antioch, TN 37013	Hendersonville, TN 37075	Parcel 258

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

James Barrett Pesklevits and wife, Lisa M. Pesklevits

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Consier Carter

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. 21-A, on the Plan of Lakeshore Woods, Section 2, of record in Book 5200, Page 798, amending Book 5200, Page 608, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James Barrett Pesklevits and wife, Lisa M. Pesklevits, by deed from Kenneth Botts, of record in Book 9664, Page 373, dated April 27, 1995, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6063, Page 351; Book 6112, Page 546; and Book 6230, Page 385, Register's Office for said County.

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 Book 5200, Page 798, amending Book 5200, Page 608, said Register's Office.

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 3210 Oakview Court, 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.

Witness our hands this 18th day of August, 2005.

James Barrett Pesklevits

Lisa M. Pesklevits

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 James Barrett Pesklevits and Lisa M. Pesklevits, 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 18th day of August, 2006.

My Commission Expires: 01/24/09

Notary Public

