25-1-546

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 12/29/05 09:52 2 pgs
Fees:13.00 Taxes:555.00

20051229-0155960

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **14th** day of **December, 2005** by and between **Krista Anne Stricklin** , herein after referred to as GRANTOR, and **Megan Walker** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 338 on the Plan of Villages of Brentwood, Phase III, a Planned Unit Development, as of record in Book 6250, page 918, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This conveyance is subject to the following:

1) All matters appearing on the plan of Villages of Brentwood, Phase III, of record in Book 6250, page 918, Register's Office for Davidson County, Tennessee.

2) Restrictions of record in Book 6143, page 11 and made applicable in Book 6852, page 497 and Book 7207, page 251, Register's Office for Davidson County, Tennessee.

3) Homeowners Association Charter of record in Book 6158, page 352, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Krista Anne Stricklin by Warranty Deed from William D. Edmondson and wife, Brenda Edmondson of record in Book 10435, page 727, dated April 28, 1997, recorded April 30, 1997, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 4901 Yorkshire Road, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Krista Anne Stricklin
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Krista Anne Stricklin** , to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this **14th** day of **December, 2005.**

Notary Public

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

Name and Address of Property Owner:
Megan Walker
4901 Yorkshire Road, Nashville, TN 37211

Send Tax Statements to:
PHH Mortgage Services
3000 Leadenhall Rd, Mt. Laurel, NJ 08054

Map and Parcel--161.10-0A-233.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$150,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **14th** day of **December, 2005.**

Notary Public

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: My Commission Expires October 26, 2008

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