03

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 $224,000.00

Karen McCallon
Affiant

Subscribed and sworn to before me, this 30th day of March, 2006.

Notary Public
My commission expires: 02/22/09

Davidson County DEEDWARR
Recvd: 04/17/06 15:50 2 pgs
Fees:13.00 Taxes:828.80
20060417-0043608

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

03-0602-33426

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Antwan L. Cody	NEW OWNER	173-08-0-A007.00CO
1013 Streamdale Pt. W		
Antioch TN 37013		

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, Cynthia Addis, married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Antwan L. Cody, hereinafter called the Grantee, his 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. 39, on the Plan of Section One, Deer Valley, a Cluster Lot Development, of record in Instrument No. 20030205-0016206, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Cynthia Addis by deed from Yazdian Construction, Inc., a Tennessee Corporation, dated 5-20-04, of record in Instrument No. 20040603-0065434, Register's Office for Davidson County, Tennessee.
>
> Neil Addis, husband of Cynthia Addis, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.
>
> 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 1013 Streamdale Pt. W, 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 Grantee, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 30th day of March, 2006.

Cynthia Addis

Neil Addis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 30th day of March, 2006.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

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