Davidson County DEEDWARR
Recvd: 04/27/06 10:48 2 pgs
Fees:13.00 Taxes:1184.00

20060427-0048196

WARRANTY DEED

G-NS-06-5204

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Petter J. Kihlberg	BANK OF AMERICA, N.A.	
5204 Fredericksburg Way East	(NAME) 900 W. Trade St., Gateway Village, Fl. 3	171-3A-119.00 CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Charlotte, NC 28255-0001	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOEL WITT AND NICOLE WITT, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PETTER J. KIHLBERG AND COURTNEY J. KIHLBERG, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 231 FREDERICKSBURG, SECTION 5-A OF RECORD IN PLAT BOOK 7900, PAGE 961, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOEL WITT AND NICOLE WITT, HUSBAND AND WIFE BY WARRANTY DEED FROM KAREN DELANE MALLORY, UNMARRIED, RECORDED ON THE 31ST DAY OF JULY, 1998 IN DEED BOOK 11043, PAGE 831, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those recorded in Plat Book 7900, page 952, and amended in Book 7900, page 961; restrictions of record in Book 8920, page 65; Book 9500, page 393; and Book 7798, page 843; By-Laws of record in Book 8920, page 45; Homeowners Association Charter of record in Book 8920, Page 40, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5204 Fredericksburg Way East, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 24th day of April, 2006.

Joel Witt

Nicole Witt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joel Witt and Nicole Witt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of April, 2006.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

