Davidson County DEEDWARR
Recvd: 05/18/06 08:55 2 pgs
Fees:13.00 Taxes:331.93

20060518-0058213

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44665 FILE BOX "7"

WARRANTY DEED

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,709.59.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2006.

Notary Public

MY COMMISSION EXPIRES: 5-24-2008

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NIWOT PARTNERS, LLC	SAME AS NEW OWNER	114-8-A-57
2300 Sterling Road		
Nashville, TN, 37215		

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, I/WE,

Paul R. Warf, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NIWOT PARTNERS, LLC

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:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Cedar Crest Subdivision - Phase I, of record in Book 6900, page 284, said Register's Office to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Paul R. Warf and wife, Lynda W. Warf by deed from Bailey Mortgage Company, of record in Book 7807, page 293, Register's Office for Davidson County, Tennessee. The said Lynda W. Warf having since died.

Unimproved ( )
This is improved (X) property known as 104 Kenaum Court, Nashville, TN 37209

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 my/our hand(s) this 17th day of May, 2006

Paul R. Warf

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Paul R. Warf, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of May, 2006

Janet S. Davis

Notary Public

My Commission Expires: 5-24-2008

