Davidson County DEEDWARR
Recvd: 06/16/06 10:15 1 pgs
Fees:13.00 Taxes:469.90

20060616-0071833

WARRANTY DEED

DEGARDEYN-H06144

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th DAY OF June, 2006.

Notary Public

My Commission Expires: 10/06/09

HOUSTON RUDY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY (Affix Seal)

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Adam DeGardeyn	SunTrust Mortgage, Inc.	161-9-79
5507 Hill Court	201 4th Ave North/7th Floor	
Nashville, TN 37220	Nashville, TN 37219	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, LEE ANN BRETZ, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ADAM DEGARDEYN, UNMARRIED, 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:

LAND in Davidson County, TN, Being Lot No. 24A, on the Plan of Zone Lot Division, Lot 24, Section One, Brentwood Meadows, of record in Plat Book 5200, page 694, as amended in Plat Book 6250, page 296, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Lee Ann Bretz by Warranty Deed from Shirley B. Stansell of record on March 23, 2004 in Instrument 200403230032714, said Register's Office for Davidson County, Tennessee.

Having since married, now known as Lee Ann Ditchell.

( ) unimproved
This is (X) improved property known as 5507 Hill Court, Nashville, Tennessee 37220 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 6th day of June, 2006 :

Lee Ann Bretz
Now Known As Lee Ann Ditchell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Houston Rudy, a Notary Public in and for said County and State, the within named LEE ANN BRETZ, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Davidson County, TN, this 6th day of June, 2006.

My Commission Expires: 10/06/09

Notary Public

HOUSTON RUDY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY