This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060451

Davidson County DEEDWARR
Recvd: 06/19/06 15:53 3 pgs
Fees:18.00 Taxes:610.13
20060619-0073162

Send Tax Bills To:
Grant Greder
151 Nashboro Greens
Nashville TN 37217

New Owner is:
Grant Greder
151 Nashboro Greens
Nashville, TN 37217

MAP: 135-11-O-C
PARCEL: 48.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Mary I. Short , unmarried, Pauline Cocolis, unmarried, and Renee Stefanou, unmarried, as joint tenants with right of survivorship**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Grant Greder and Nicholas Henderson**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 205 of the Horizontal Property Regime Private Element Plat, Nashboro Village - Tract 18, Phase Two, as of record in Plat Book 9700, page 968 and amended in Instrument No. 200104230039877, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mary I. Short, unmarried, and Pauline Cocolis, unmarried and Renee Stefanou, unmarried, as joint tenants with right of survivorship by Warranty Deed from Westminster Homes of Tennessee, Inc. dated 03/22/02, recorded 03/27/02, in Instrument No. 200203270037019, Register's Office for Davidson County, Tennessee.

This property is subject to the following:

Easements and/or setback lines of record in Plat Book 9700, page 968, and amended in Instrument No. 200104230039877, said Register's Office.

Restrictive covenants of record in Book 11703, page 581, said Register's Office.

This is improved property known as 356 Long Hunter Court, Nashville, TN 37217.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

MS GR LS
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15 day of June, 2006.

GRANTOR:

Mary I. Short

Mary I. Short

Pauline Cocolis

Pauline Cocolis

Renee Stefanou

Renee Stefanou

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Knox)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Mary I. Short, Pauline Cocolis and Renee Stefanou,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15 day of June, 2006.

Notary Public

My Commission Expires: 12/22/09

REITA JENNINGS NOTARY PUBLIC LARGE ANDERSON CO ST. OF TENN

STATE OF TENNESSEE)

COUNTY OF Knox)

The actual consideration or value, whichever is greater, for this transfer is **$164,900.00.**

Affiant

SWORN TO and subscribed
before me this 15 day of
June, 2006

NOTARY PUBLIC

My commission expires:

12/22/09

REITA JENNINGS NOTARY PUBLIC AT LARGE ANDERSON CO. ST. OF TENN