Davidson County DEEDWARR
Recvd: 07/13/06 12:55 2 pgs
Fees:13.00 Taxes:867.28

20060713-0084499

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $234,400.00. Brian D Riedel **Affiant** Subscribed and sworn to before me, this 29th day of June, 2006. W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. Notary Public My Commission Expires: 7/17/10

Address New Owner As Follows:
Brian Riedel and Tina Hritz
321 Lynn Drive
Nashville, TN 37204

Send Tax Bills To:
National City Mtg.
3232 Newmark Dr.
Miamisburg, OH 45342

Map-Parcel Number:
147-01-0-109.00
6DU 23800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **COURTNAY A. HAMACHEK, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BRIAN RIEDEL, unmarried, AND TINA HRITZ, unmarried, as joint tenants with full right of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 374 on the Plan of Caldwell Hall, Section III, of record in Book 2900, page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Courtnay A. Hamachek, by deed from Kevin S. McKechnie and wife Paige T. McKechnie, of record as Instrument No. 20011120-0127752, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictions of record in Book 3164, page 227, said Register's Office.

3. Matters shown on the Plan of record in Book 2900, page 131, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 321 Lynn Drive, Nashville, TN 37204.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 29th day of June, 2006.

Courtnay A. Hamachek

Courtnay A. Hamachek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **COURTNAY A. HAMACHEK**, unmarried, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of June, 2006.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007