Davidson County DEEDWARR
Recvd: 07/13/06 15:11 2 pgs
Fees:13.00 Taxes:825.10

20060713-0084640

WARRANTY DEED

B-CL-06-2344

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$223,000.00~~

Affiant

Subscribed and sworn to before me, this 6th DAY OF July, 2006.

Notary Public

BELINDA A. SHERWOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 1-19-10

(AFFIX SEAL)

MY COMMISSION EXPIRES: JAN. 19, 2010

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
Steven Craig Ahlers	BANK OF AMERICA	
2344 Edencrest Drive	21000 NW EVERGREEN PKWY	149-15A-58.00 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	HILLSBORO, OR 97124-7121	
(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 RICHARD KELLY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEVEN CRAIG AHLERS, 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, TENNESSEE, BEING LOT NO. 52 ON THE PLAN OF CAMBRIDGE FOREST, SECTION 2, OF RECORD IN BOOK 9700, PAGES 672 AND 673, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO RICHARD KELLY, UNMARRIED BY WARRANTY DEED FROM NICK A. VACCARO AND WIFE, SHELLEY VACCARO, RECORDED ON THE 30TH DAY OF JULY, 2003 IN INSTRUMENT NO. 20030730-0107303, 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 listed in Plat Book 9700, pages 672 and 673; Book 10332, page 1; Book 10774, page 723; Instrument No. 20020221-0022798; Book 10343, page 769; Instrument No. 20030624-0086952, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2344 Edencrest Drive, Antioch, Tennessee 37013
(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 6th day of July, 2006.

Richard Kelly

#52708

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Kelly, 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 6th day of July, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires MAR. 8, 2010

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