RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
06TN02313

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/17/06 09:32 2 pgs
Fees:13.00 Taxes:640.10

20060717-0085413

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this the
14th day of JULY, 2006

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BENJAMIN WARREN **344 KOTTAS PLACE** **NASHVILLE, TN 37217**	**SAME**	**136-05-0-A** **021.00CO**

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, WE,

JEFFREY L. REARDON and wife, TIA N. READRON

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

BENJAMIN WARREN, Unmarried

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, State of Tennessee, described as follows, to-wit:

Being Lot No. 21 as shown on the Final Plat of Phase One, Bayview Estates, of record in Plat Book 9700, page 920, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey L. Reardon, unmarried, by Warranty Deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation, dated December 10, 1999 and recorded December 16, 1999 in Instrument No. 199912160303956, Register's Office for Davidson County, Tennessee.

Subject to Easements in Book 3708, Page 237, Book 7830, Page 233, Book 10085, Page 576, and Book 10339, Page 233; Landscape Agreement in Book 10339, Page 298; Restrictive Covenants in Book 10323, Page 55, amended in Book 10727, Page 268; By-Laws of record in Book 10323, Page 86; and The Plan of Record in Book 9700, Page 920, said Register's Office.

Unimproved ( )
This is improved (X) property known as **344 KOTTAS PLACE, NASHVILLE, TN 37217**
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 our hands this 14th day of JULY, 2006.

Jeffrey L. Reardon by Joanne Kokot-Hoppen Attorney in fact

JEFFREY L. REARDON BY JOANNE KOKOT-HOPPEN, ATTORNEY IN FACT

Tia N. Reardon by Joanne Kokot-Hoppen Attorney in fact

TIA N. READRON BY JOANNE KOKOT-HOPPEN, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____the bargainor(s) 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 at _____, Tennessee, this 14th day of JULY, 2006.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid personally appeared
and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____
and _____respectively of the _____
the within named bargainor, and corporation, and that _____ as such _____
and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said
_____ as such _____, and attesting the same by the said
_____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2006.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

On this the 14TH day of July, 2006, before me personally appeared Joanne Kokot-Hoppen to me known to be the person who executed the foregoing instrument in behalf of Jeffrey L. Reardon and Tia N. Reardon as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Jeffrey L. Reardon and Tia N. Reardon.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 14th day of July, 2006.

Commission Expires:_____ _____
Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006