This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060253

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
6060253

Send Tax Bills To:

New owner

Davidson County DEEDWARR
Recvd: 08/03/06 10:36 2 pgs
Fees:13.00 Taxes:636.40

20060803-0094733

New Owner is:
Connie Lincoln
201 Nashboro Green Court
Nashville, TN 37217

MAP: 135-11-O-C
PARCEL: 79.00 CO

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, **Douglas M. Verst, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Connie Lincoln**, 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:

Being Lot No. 236 on the Horizontal Property private Element Plat on the Plan of Nashboro Village-Tract 18, Phase Two, P.U.D. as of record in Plat Book 9700, page 968 and amended by Instrument No. 200104230039877, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Douglas M. Verst, unmarried by Warranty Deed from William F. Lodge and wife, Valeria M. Lodge dated 9/30/05, recorded 10/17/05, in Instrument No. 200510170124468, Register's Office for Davidson County, Tennessee.

This is improved property known as 468 Long Hunter Court, Nashville, TN, 37217 now known as 201 Nashboro Green Ct., 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.

DW.
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 1st day of August, 2006.

GRANTOR:

Douglas M. Verst

Douglas M. Verst

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Douglas M. Verst**, 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 1st day of August, 2006.

SANDI McCLOUD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sandi McCloud
My Commission Expires
May 24, 2008
STATE OF TENNESSEE

Sandi McCloud
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $172,000.00.

Mary Collins
Affiant

SWORN TO and subscribed before me this 1st day of August, 2006

Sandi McCloud
NOTARY PUBLIC

SANDI McCLOUD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sandi McCloud
My Commission Expires
May 24, 2008
STATE OF TENNESSEE

My commission expires:

_____