Return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
6060668

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060668

Davidson County DEEDWARR
Recvd: 09/07/06 10:10 2 pg
Fees:13.00 Taxes:517.63
20060907-0110661

Send Tax Bills To:
New owner

New Owner is:
Dan Kinder
5784 Stone Brook Drive
Brentwood, TN 37027

MAP: 160-14-0D-043.00CO
PARCEL:

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, **Melanie J. Bridges a/k/a Melanie May**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Dan Kinder and Lonny Kinder**, 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 land located in Davidson County, State of Tennessee, described as follows to-wit:

A certain condominium unit in Davidson County, Tennessee described as follows; Unit # 5784 in a Horizonial Regime as shown on the condominium site plan of Brentwood Trace Condominiums, Section Two, as of record in Plat Book 5200, Page 376 & 377, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melanie J. Bridges an unmarried woman by Warranty Deed from Valerie R. Nielsen and husband, Paul Nathan Nielsoen of record in Instrument # 20040519-0058483, Register's Office for Davidson County, Tennessee, date May 14, 2004 and recorded May 19, 2004. Said Melanie J. Bridges is now married to Michael May. Michael May enters into this Warranty Deed to convey any and all marital interest in said property.

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.

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 25 day of August, 2006.

GRANTOR:

Melanie J. Bridges a/k/a Melanie May

Michael May

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Melanie Bridges and husband Michael May**, 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 25 day of August, 2006.

Notary Public

THE BOND SANDERS B STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/25/10

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $139,900.00.

Affiant

SWORN TO and subscribed before me this 25th day of August, 2006

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