Davidson County DEEDWARR
Recvd: 09/26/06 10:12 2 pgs
Fees:13.00 Taxes:569.43

20060926-0118885

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006090052

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $153,900.00

Sworn to and subscribed before me this 22nd day of September, 2006.

Olivia Flakes 9/22/06
Affiant

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 16, 2007

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Olivia Flakes 1504 Beaus Way Madison, TN 37115	Realty Mortgage Corporation 7000 Executive Dr., Ste 200 Brentwood, TN 37027	51-15-C-25

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mallard Partners, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Olivia Flakes, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Lot Number 25 on the Cluster Lot Development Final Plat for Section 2, Walton Oaks Subdivision, of record in Instrument Number 20030904-0128576, Register's Office Davidson County, Tennessee.

Being part of the same property conveyed by warranty deed from David H. Frazier and wife, Martha B. Frazier, to William H. Dorris, of record in Instrument Number 20000925-0094849, and further conveyed by quitclaim deed from William H. Dorris and Robert B. Huffine, to Mallard Partners, LLC, of record in Instrument Number 20030926-0142809, and re-recorded in Instrument Number 20031013-0151205, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

All matters on the plan of record Instrument No. 20030904-0128576, Register's Office for Davidson County, Tennessee.

This is improved property known as **1504 Beaus Way, Madison, TN 37115.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 22nd day of September, 2006

William H. Dorris, Chief Manager
Mallard Partners, LLC
R B Huffine, secretary

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared William H. Dorris, and Robert B. Huffine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself [herself] to be the Chief Manager and Secretary of Mallard Partners, LLC, the within named bargainor, a limited liability company, and that [s]he as such Chief Manager and secretary executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by ~~himself [herself]~~ themselves as Chief Manager and secretary.

Witness my hand and seal, this 22nd day of September, 2006.

Notary Public

My Commission Expires: _____

(SEAL)

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 16, 2007