Davidson County DEEDWARR
Recvd: 10/04/06 14:35 2 pgs
Fees:13.00 Taxes:773.30

20061004-0123304

Box 8

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2006.

Notary Public

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRE-06-0213

MY COMMISSION EXPIRES: 3/20/~~2006~~ 2010
(AFFIX SEAL)

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
Geoffrey S. Nielson	New Owner (NAME)	
213 Payson Court (ADDRESS)	(ADDRESS)	172-4A-92.00 CO
Nashville, TN 37211 (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 MICHELLE HENDRIX, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GEOFFREY S. NIELSON AND SPOUSE, MARIA L. NIELSON , 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 82 ON THE PLAN OF PHASE THREE, HIGHLANDS OF BRENTWOOD (FORMERLY BRENTWOOD HIGHLANDS) OF RECORD IN INSTRUMENT NO. 20010920-0101749, REGISTER'S OFFICE FOR DAVISON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MICHELLE HENDRIX, A SINGLE WOMAN BY WARRANTY DEED FROM CORINTHIAN CUSTOM HOMES, INC., A TENNESSEE CORPORATION, RECORDED ON THE 3RD DAY OF MARCH, 2003 IN INSTRUMENT NO. 20030303-0027638, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20010920-0101749, said Register's Office, to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 11356, page 815, Book 11629, page 906, Doc. No. 20021121-0144877, Doc. No. 20020722-0087704, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

unimproved ( )
This is improved (X) property, known as 213 Payson Court, Nashville, Tennessee 37211
(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 29th day of September, 2006.

Michelle Hendrix

Michelle Hendrix

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michelle Hendrix, 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 29th day of September, 2006.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

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

