Davidson County DEEDWARR
Recvd: 10/24/06 11:38 3 pgs
Fees:18.00 Taxes:913.90
20061024-0131700

RECORD AND RETURN TO:
Heritage Title Services, LLC
919 W. Main St., Ste. M-1
Hendersonville, TN 37075

WARRANTY DEED

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 20, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS October 6, 2006.

NOTARY PUBLIC

My commission expires: 3/20/2010

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 919 W. Main St., Ste. M-1, Hendersonville, TN 37075

ADDRESS NEW OWNER: NUMBERS	SEND TAX BILLS TO:	MAP-PARCEL
Greg A. Witenbarger Brianne Lea Witenbarger 1649 Harpeth Run Drive Nashville, TN 37221	New Owner	126-16-0A-403.00

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty Seven Thousand dollars and zero cents ($247,000.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **Rochford Realty and Construction Co., Inc.** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto **Greg A. Witenbarger, a married man, and Brianne Lea Witenbarger,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in **Davidson County, TN**, and being further described as follows, to-wit:

Being the property commonly known as 1649 Harpeth Run Drive, Nashville, TN 37221.

Parcel ID #126-16-0A-403.00

Being Lot No. 536 on the Final Plat of Parkview at Riverwalk, Phase 1, a Cluster Lot Development, as shown by plat appearing of record in Instrument No. 20050215-0016985, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rochford Realty and Construction Co., Inc., a Tennessee Corporation, by Deed from Riverwalk Development Partners, Inc., a Tennessee Corporation, dated April 04, 2006, of record in Instrument # 20060407-0040080, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Riverwalk Development Partners, Inc., a Tennessee Corporation, by Deed from Cecil D. Branstetter, dated February 18, 2004 of record in Instrument # 20040220-0019574, in the Register's Office for Davidson County, Tennessee.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this October 6th, 2006.

Rochford Realty and Construction Co, Inc.

By: James G. Morris

Title: V.P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, **Rochford Realty and Construction Co., Inc.**, being by me and duly sworn (or affirmed), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this October 6th, 2006.



Melinda Sutherland
Notary Public

Melinda Sutherland
Printed Name

My commission expires: 3/20/2010

Prepared By:

Melinda Sutherland
Melinda Sutherland
Heritage Title Services, LLC
919 W. Main St., Ste. M-1
Hendersonville, TN 37075

After Recording Return To:
Heritage Title Services, LLC
919 W. Main St., Ste. M-1
Hendersonville, TN 37075