# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$128,000.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 8 DAY OF NOVEMBER 2006

NOTARY PUBLIC

MY COMMISION EXPIRES 3/14/2007

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/13/06 09:10 2 pgs
Fees:13.00 Taxes:473.60
20061113-0139903

**THIS INSTRUMENT WAS PREPARED BY**
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE, MADISON, TN 37115

| Address New Owner(s) As Follows: | *Send Tax Bills To:* | Map and Parcel Number: |
|---|---|---|
| **VIRGINIA ROSE BRITT** | **SAME** | **042-070A-116.00** |
| **1504 TRADITION CT.** | | |
| **MADISON, TN 37115** | | |

FOR AND IN CONSIDERATION OF THE SUM OF **$128,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**TONIA BERRY LASTER**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

**VIRGINIA ROSE BRITT, AN UNMARRIED WOMAN**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

**Being Lot 453 on the Plan of Heritage Square, Phase 4, of record in Plat Book 6250, Page 178, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Tonia Berry Laster by Quitclaim Deed from Michael Perry Davis, Trustee as appointed by Tonia D. Berry, now Tonia Berry Laster dated 05/30/02 and filed for record on 06/19/02 in Instrument # 20020619-0074262, Register's Office for Davidson County, Tennessee.**

**Subject to all matters of record in the Plan of Record in Plat Book 6250, page 178, said Register's Office.**

**Subject to restrictions of record in Plat Book 6250, page 178, and Book 6407, page 59 said Register's Office.**

**Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.**

**Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.**

This ( )Unimproved
( X ) Improved property is known as: **1504 TRADITION CT. MADISON, TN 37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do not covenant with the said GRANTEES 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 ever defend the title to the said land to the said GRANTEES, 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 hand this 8 day of **NOVEMBER, 2006**

Tonia Berry Laster

**TONIA BERRY LASTER**

STATE OF TENNESSEE
**COUNTY OF** Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **TONIA BERRY LASTER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of **NOVEMBER, 2006**

NOTARY PUBLIC AT LARGE DAVIDSON CO.

NOTARY PUBLIC

(SEAL) My Commission expires: 3/17/07