WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/16/06 13:02 2 pg
Fees:13.00 Taxes:2053.50

20061116-0142541

Lauren M Rickels
STATE OF TN NOTARY PUBLIC
Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Fitzpatrick	ABN AMRO Mortgage Group	**MAP 131-06-Ø-F**
(NAME)	(NAME)	
11 Thorndale Court	2600 W. Big Beaver Rd.	**PARCEL 027.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Troy, MI 48084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ralf Habermann and wife, Manju Kandula** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert L. Fitzpatrick and wife, Alice C. Fitzpatrick,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 27 on the plan of Burton Hills Village of Abbeywood Tract 21 of record in Plat Book 6900, page 223 and amended in Book 7147, page 423, said Register's Office to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ralf Habermann and wife, Manju Kandula by deed from Tarpley Brooks Jones and wife, Linda K. Jones filed for record April 23, 1998 in Book 10896, page 19, said Register's office.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been paid and prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 6900, page 223 and Book 7147, page 423, said Register's Office; (c) Restrictive covenants contained in Book 6326, page 588; Book 6517, page 522; Book 6691, page 593; Book 6778, page 532; Book 6778, page 536; Book 6911, page 120; Book 7046, page 520; Book 7076, page 691; Book 7146, page 188, Book 9882, page 733; Book 7146, page 193, and Book 9790, page 987, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 11 Thorndale Court, Nashville, TN 37215
(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 GRANTEES, their heirs and assigns forever; and we do 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 forever 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 our hands this 15th day of November, 2006.

Ralf Habermann

Manju Kandula

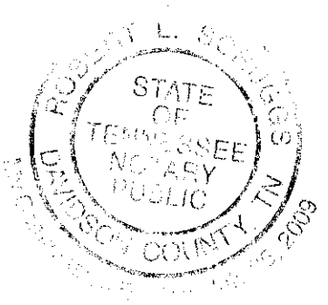
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Ralf Habermann and wife, Manju Kandula the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of November, 2006.

Commission expires:



Notary Public