Davidson County DEEDWARR
Recvd: 11/27/06 11:35 2 pgs
Fees:13.00 Taxes:480.63

20061127-0145836

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 Maryland Way Suite 208
Brentwood, TN 37027
06TN3373

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$129,900.00 Nancy Enoch
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of November, 2006
Priscilla C. Urbanek
Notary Public
MY COMMISSION EXPIRES: May 24, 2009

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 2528 Mt. Juliet. STE. 208, MT. JULIET, TN 37122

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Moroz	Michael Moroz	**051-07-0-102.00**
204 & 206 Freda Villa	1332 W. Windsor Street	**051-07-0-98.00**
Madison, TN 37115	West Covina, CA 91790	

FOR AND IN 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,

Jerry Harlan married

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

Michael Moroz _____

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. 12-B- "B", Zone Lot Division, Resubdivision of Lot 12, Oakland Acres, Part 1, of record in Book 6050, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Jerry Harlan by Warranty Deed from Aubrey D. Mitchell and wife, Lois J. Mitchell dated March 11, 1983 and recorded March 22, 1983 in Book 6024, page 704, Register's Office for Davidson County, Tennessee.

Wanda G. Harlan joins in this instrument for the purpose of conveying any right, title or interest she may have in the said property by virtue of marriage to Jerry Harlan

Unimproved ( )
This is improved (X) property known as **204 & 206 Freda Villa , 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 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.

Jerry Harlan

Jerry Harlan

Wanda G. Harlan

Wanda G. Harlan

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry Harlan and wife Wanda G. Harlan the bargainor(s) 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 at Hendersonville Tennessee, this 15th day of November, 2006.

Commission Expires: 11.25.07

Notary Public

KATHLEEN EDWARDS
NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY