Davidson County DEEDWARR
Recvd: 01/05/07 12:45 2 pgs
Fees:13.00 Taxes:843.60

20070105-0002312

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $228,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of December, 2006.

Notary Public

My commission expires: 7-24-10

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
Windmill Title, LLC
201 Seaboard Ln, Ste. 102
Franklin, Tennessee 37067
(615) 771-3730

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Patrick Keuanoudone	NEW OWNER	161-10B-132.00 CO
5332 Old Village Road		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Emily Davis, formerly known as Emily D. Weber-Vogt, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick Keuanoudone, unmarrried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 131 on the Final Plan of Villages of Brentwood, Phase Ten-A, of record in Plat Book 7900, page 313, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ricky Joe Vogt and wife Emily D. Weber Vogt by deed from Rox Ridge Homes, Inc. of record in Book 9093, page 347, said Register's Office. And being the same property conveyed to Emily Davis, formerly known as Emily D. Weber-Vogt by Quitclaim Deed from Ricky Joe Vogt of record in Book 10684, page 131, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record, and taxes for the year 2006 and subsequent years, a lien not yet due and payable.

This is improved (_X_) unimproved (____) property known as 5332 Old Village Road, Nashville, TN 37211.

161-10-B-132.00 CO is the parcel identification number assigned to the property by the county tax assessor's office.

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 in 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 HANDS EFFECTIVE AS OF December 27, 2006:

Emily Davis

Emily Davis

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF Williamson	)	

Personally appeared before me, a Notary Public of said County and State, Emily Davis, the within named Grantor(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, at office, this the 27th day of December, 2006.

Notary Public

My Commission Expires: 9-20-08

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF Williamson	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the attorney-in-fact for _____, and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand, at office, this the 27th day of December, 2006.

Notary Public

My Commission Expires:_____

20061264R