WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/10/07 10:28 2 pg
Fees:13.00 Taxes:594.90

20070110-0004129

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $ 160,785.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 20 TH DAY OF DECEMBER, 2006

NOTARY PUBLIC

MY COMMISION EXPIRES 3/17/07

(AFFIX SEAL)

LISA M. VASKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

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

Address New Owner(s) As Follows: Sylvia Suitt	Send Tax Bills To:	Map and Parcel Number:
107 Butterfield Ct.	same	026070042.00
Goodlettsville, TN 37072		
(City) (State) (Zip)	(City) (State) (Zip)	

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, **Nicholas Holder, unmarried**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Sylvia Suitt** , unmarried
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:

Land in Davidson County, Tennessee, Being Lot No. 148, on the plan of Windsor Green, Phase 1, Section II, of Record in Book 6250, Page 45, Register's office for Davidson County, Tennessee, to which plan is hereby made for a more complete description.

Being the same property conveyed to Nicholas G. Holder, unmarried by Warranty Deed from Dinah L. Maupin and Darryl L. Maupin, married dated 09-30-05, and filed for record 10-05-05 in Instrument No. 20051006-0120799, said Register's Office for Davidson County, Tennessee.

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.

( )Unimproved
This is (X)Improved property known at: **107 Butterfield Ct.**
Goodlettsville, TN 37072

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 unemcumbered, 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 20 -th day of **December**, 2006

Nicholas Holder

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Lisa Marie Vaske a Notary Public in and for said County and State, the within named bargainor Nicholas Holder, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office
This 20th day of December, 2006

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires: 3/17/07