Davidson County DEEDWARR
Recvd: 01/12/07 10:06 2 pgs
Fees:13.00 Taxes:470.64

20070112-0005129

WARRANTY DEED

B-AFG-06-548

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,200.00.

Affiant

Subscribed and sworn to before me, this 4th DAY OF January, 2007.

Notary Public

MY COMMISSION EXPIRES: 3/25/20

(AFFIX SEAL)

LINDA WHITMORE NOTARY PUBLIC STATE OF WISCONSIN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Michael Nobiletti	SunTrust Mortgage, Inc.	
548 Flintlock Court, #73 (ADDRESS)	201 4th Avenue North, 6th Floor (ADDRESS)	135-16B-73.00 CO
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RONNIE E. NELSON, II AND WIFE, CARLA R. NELSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY MICHAEL NOBILETTI, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 73 ON THE PLAN OF WOODRIDGE AT NASHBORO VILLAGE OF RECORD IN INSTRUMENT NO. 20021120-0143949, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RONNIE E. NELSON II AND CARLA R. NELSON, HUSBAND AND WIFE BY WARRANTY DEED FROM BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, RECORDED ON THE 8TH DAY OF OCTOBER, 2004 IN INSTRUMENT NO. 20041008-0121673, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Boundary Plat Book 4660, Page(s) 157 and Instrument No. 20021120-0143949; Instrument No. 20021104-0134724 amended at Instrument Nos. 20030610-0080281 and 20050520-0056888; Instrument No. 20021106-0136459; Instrument No. 20021106-0136458; Instrument No. 20021120-0144369; Instrument No. 20020820-0100403, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 548 Flintlock Court, #73, Nashville, Tennessee 37217
(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 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 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 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 hand(s) this 4th day of January, 2007.

Ronnie E. Nelson, II

Carla R. Nelson

Carla R. Nelson

STATE OF Wisconsin
COUNTY OF Milwaukee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronnie E. Nelson, II and Carla R. Nelson, the within named bargainor, 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, this the 4th day of January, 2007.

Linda Whitmore
Notary Public

My Commission Expires: March 25, 2007



Title and Escrow
2[illegible]th Ave South
Nashville, TN 37212
Phone: (615)383-2903