Davidson County DEEDWARR
Recvd: 01/17/07 09:42 3 pgs
Fees:18.00 Taxes:869.13
20070117-0006642

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2070001-1

Return to:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

Send Tax Bills To:

New Owner is:
William C. Serck
1121 Holt Hills Place
Nashville, TN 37211

MAP: 172-15-0A-059.00CO

PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Michael Paige and Kristal Paige, husband and wife**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **William C. Serck and wife, Amy M. Serck**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address **1121 Holt Hills Place, Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Holt Woods, Section Five, of record in Book 9700, page 10, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael Paige and Kristal Paige, husband and wife, from Benjamin Bell and wife, Teresa Bell by Warranty Deed dated September 22, 2004 and recorded October 1,2004 in Instrument No. 20041001-0118762, Register's Office for Davidson County.

This conveyance is subject to Homeowners Association Charter of record in Book 9570, page 5; Conveyance of Open Space of record in Instrument No. 20020807-0095356; Agreements of record in Book 5707, page 706 and Book 5720, page 183; Storm Water Detention Agreement of record in Book 8497, page 458; Restrictions of record in Book 9570, page 22; Book 9745, page 41; Book 9933, pages 151 & 153; Book 10062, page 821; Book 10256, pages 504 & 506; Book 10258, page 142; Book 10800, page 575; and Book 10469, page 57; By-Laws of record in Book 9570, page 13; Easement of record in Book 10316, page 585; and all matters of record on plat in Plat Book 9700, page 10, Register's Office for Davidson County.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 12th day of January, 2007.

GRANTOR:

Michael Paige

Michael Paige

By Leslie C. Bermudez as Attorney-in-Fact

Kristal Paige

Kristal Paige

By Leslie C. Bermudez as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Leslie C. Bermudez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 12th day of January, 2007.

Notary Public

My Commission Expires: 10-14-2009

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Leslie C. Bermudez**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Michael Paige ,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Record Book *, Page _____, of the said Register's Office of Williamson County, Tennessee.

Witness my hand and seal on this the 12th day of January, 2007.

Notary Public

My Commission Expires: 10-14-2009

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

*20070117 0006641

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Leslie C. Bermudez**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Kristal Paige** , and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Record Book *, Page _____, of the said Register's Office of Williamson County, Tennessee.

Witness my hand and seal on this the 12th day of January, 2007.

Notary Public

My Commission Expires: 10-14-2009

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

*20070117000066 40

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $234,900.00.

Affiant

SWORN TO and subscribed before me this 12th day of January, 2007

NOTARY PUBLIC

My commission expires: 10-14-2009

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.