THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03568

Return to:
First National Financial Title
5034 Thoroughbred Lane
Suite C
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/01/07 10:27 2 pgs
Fees:13.00 Taxes:384.80

20070201-0013216

Property Address:
2912 Teakwood, Nashville, TN 37214 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Christine A. Gdaniec, unmarried** , hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **StephanieR. Reece, married** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 227, on the Plan of Cloverhill, Section 5, of record in Book 2133, Page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 227 fronts 75 feet on the north side of Teakwood Drive and runs back between lines 210.7 feet on the west side line and 203 feet on the east side line to a line at the rear measuring 75 feet thereon.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Karen S. Cox, unmarried, dated August 31, 1999, and recorded September 3, 1999, in the Register's Office for Davidson County, Tennessee, in Book 11650, at Page 888.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 31st day of January, 2007.

Christine A. Gdaniec {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 31st day of January, 2007, before me, the undersigned officer, personally appeared Christine A. Gdaniec, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Notary Public

My Commission expires: 7-19-08

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $104,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 31st of January, 2007.

Notary Public

My Commission expires: 7-19-08

Name of Owner and Property Address:
Stephanie Reece
609 Ward Circle
Old Hickory, TN 37138
Phone: 615-300-5554

Person Or Entity Responsible For Payment Of Taxes:
Stephanie Reece
609 Ward Circle
Old Hickory, TN 37138

Tax Parcel ID#: 096-10-0-070.00