Davidson County DEEDWARR
Recvd: 02/16/07 11:03 2 pg
Fees:13.00 Taxes:724.09

20070216-0019780

WARRANTY DEED

P-07-876

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,700.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2007. 9th February

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Jan 12, 2010
(AFFIX SEAL)

PAMELA S. MAURER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan B. Little	Gateway Funding	
876 Norwalk Drive	300 Welsh Road, Bldg. 5	108-4-115
Nashville, Tennessee 37214	Horsham, PA 19044	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID C. STITT AND JUDY L. STITT, **hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SUSAN B. LITTLE,* hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: TRACT I: BEING LOT NO. 62A, ZONE LOT DIVISION, LOTS NOS. 60, 61 AND 62, SECTION 2, LARCHWOOD, OF RECORD IN PLAT BOOK 5800, PAGE 266, AMENDING PLAT BOOK 5200, PAGES 57, 58 AND 59, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. TRACT 2: BEING LOT NO. 62B, ZONE LOT DIVISION, LOTS NOS. 60, 61 AND 62, SECTION 2, LARCHWOOD, OF RECORD IN PLAT BOOK 5800, PAGE 266, AMENDING PLAT BOOK 5200, PAGES 57, 58 AND 59, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DAVID C. STITT AND WIFE, JUDY L. STITT BY WARRANTY DEED FROM JOHN W. MARLIN AND WIFE, PATRICIA A. MARLIN RECORDED DECEMBER 4, 1995 IN BOOK 9876, PAGE 528, RE-RECORDED IN BOOK 10631, PAGE 603, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

** husband and wife
* A married woman

unimproved ( )
This is improved (X) property, known as 876 Norwalk Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

The signature of David C. Stitt and Judy L. Stitt is signed by their duly appointed Attorney-in-Fact pursuant to the Power of Attorney reocrded in Instrument Number _____, REgister's Office for Davidson County, Tennessee.

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 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 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 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/our hand(s) this ~~31st~~ 9th day of ~~January~~ February, 2007.

David C. Stitt by Mandy Allen, Attorney in Fact

Judy L. Stitt
by Mandy Allen, Attorney In Fact

STATE OF Tennessee

COUNTY OF Williamson

On this the 9th day of February, 2007, before me personally appeared Mandy A. Allen to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David C. Stitt and Judy L. Stitt, and acknowledged that she executed the same as their free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Williamson County, Tennessee.

Witness my hand and official seal this 9th day of February, 2007.

Notary Public

My Commission Expires: 2/15/09

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800