THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26226-01-2007**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $299,900.00. Brittainy Tomichek Affiant Subscribed and sworn to before me this 27th day of February, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: John Nanedzo, Josephine Nanedzo 808 High Point Trace Court Nashville, TN 37221	**Send Tax Bills To:** Primary Residential Mtg 4750 West Wiley Post Way #200 Salt Lake City, UT 84116	**Tax Information:** Map No. 155-16A Parcel No. 45.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brittainy Tomichek and husband Jason Tomichek**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Nanedzo and wife, Josephine Nanedzo** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 808 High Point Trace Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of February, 2007.

Brittainy Tomichek
Brittainy Tomichek

Jason Tomichek

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Brittainy Tomichek and Jason Tomichek**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 03/16/07 10:05 2 pgs
Fees:13.00 Taxes:1109.63
20070316-0032123

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Traceside Section Two, as of record in Plat Book 7900, pages 980 and 981, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Brittainy Tomichek and husband Jason Tomichek by Deed dated 11/12/2001 from Jeffrey Alan Hieber, married of record in Instrument No. 20011119-0126493, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Traceside of record in Book 9435, page 493, amended in Book 9677, page 675, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Traceside Homeowner's Association, Inc., of record in Book 9668, page 899, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Traceside Homeowner's Association, Inc. of record in Instrument No. 200003290031454, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Traceside Homeowner's Association, Inc. of record in Book 9669, page 894, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900, pages 980 and 981, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 7900, page 705, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Plat Book 421, page 135, Register's Office for Davidson County, Tennessee.
9. Easement for right of way of record in Book 3533, page 299, Register's Office for Davidson County, Tennessee.
10. Easement for utility lines of record in Book 5607, page 882, Register's Office for Davidson County, Tennessee.
11. Easement of record in Book 4243, page 685 Register's Office for Davidson County, Tennessee. and in Deed Book 156, page 89, Williamson County Registers Office
12. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 256, page 290, Book 225, page 845, Book 912, page 481, Book 751, page 401, Register's Office for Williamson County, Tennessee and Book 9306, page 279, Register's Office for Davidson County, Tennessee.