Davidson County DEEDWARR
Recvd: 04/04/07 12:12 2 pg
Fees:13.00 Taxes:876.90

20070404-0040387

PREPARED BY: RE
BANKERS TITLE & ESCROW

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct.
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $237,000.00

Affiant

Subscribed and sworn to before me, this 9th day of March 2007.

Notary Public
My Commission Expires: May 24, 2007

NOTARY PUBLIC AT LARGE

BOX 50-B
PREPARED BY:
RETURN TO:
NASHVILLE, TN 37203

| Address of New Owner: | Send Tax Bills To: | Tax Information |
|---|---|---|
| Maurice F. Pardo<br>4305 Oakcrest Lane<br>Hermitage TN 37076 | Wachovia Mortgage Corp<br>1100 Corporate Center Drive<br>Raleigh NC 27607 | 086-04-0-A004.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Janice M. Smith, an unmarried person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Maurice F. Pardo and wife, Theresa C. Pardo, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 77, on the Plan of Oakcrest, Phase 1-A, as shown on plat of record in Plat Book 6200, page 646, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Janice M. Smith in Instrument 20010830-0094492 recorded 8/30/2001, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Real Estate taxes for the year 2007 and subsequent years. Tax Parcel No. 086-04-0-A004.00 2) All matters shown on Plat recorded in Book 6200, page 646. 3) Charter of Oakcrest Homeowner's Association of record in Book 7589, page 20 and Book 7662, page 385. 4) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7308, page 874 and addition to Declaration of Covenants, Conditions and Restrictions of record in Book 8277, page 830, and in any allied instrument(s) referred to in said restrictions.

This property is improved property known as 4305 Oakcrest Lane, Hermitage, Tennessee 37076

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 9 day of March, 2007.

Janice M. Smith

Janice M. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice M. Smith, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 9th day of March, 2007.

Notary Public

My Commission expires: 4/21/07

FILE NO: WG1595

