After Recording Return To:
Heritage Title Services, LLC
919 W. Main Street, Ste. M-1
Hendersonville, TN 37075

This Instrument Prepared By:
Thomas I. Bottorff, Attorney, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Melinda Sutherland
109 Canton Court
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Melinda Sutherland
109 Canton Court
Goodlettsville, TN 37072

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 04/04/07 12:52 2 pgs
Fees:13.00 Taxes:480.63
20070404-0040426

MAP	**26-6**
GROUP	**A**
PARCEL	**38**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JJD Partners,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Melinda Sutherland, single**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 38 as shown on the Plan of The Townhomes at Windsor Green, Phase 1, of record in Plat Book 8250, page 995, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to JJD Partners by deed from Dial Properties, LLC of record in Instr. 20050125-0008996, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **109 Canton Court, Goodlettsville, Tennessee 37072.**

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, her heirs and assigns, , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 **the 9th** day of **March**, 2007.

JJD Partners

By: _____
Jeff Dial, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Jeff Dial** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a Partner of **JJD Partners**, the within named bargainor, and that he as such Partner, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 9th day of March, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 7-19-08

STATE OF TENNESSEE
COUNTY OF Sumner

The actual value or consideration, whichever is greater, for this transfer is $129,900.00.

_____
AFFIANT

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

_____
NOTARY PUBLIC

My Commission Expires: 3/20/2010

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 20 2010