Davidson County DEEDWARR
Recvd: 04/19/07 12:11 2 pgs
Fees:13.00 Taxes:606.80

20070419-0046880

WARRANTY DEED

B-VRE-07-1108

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF April, 2007.

Notary Public

LARRY L. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

MY COMMISSION EXPIRES: 4-22-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura H. Reece	First Horizon Home Loans Corp.	
1108 Elkader Court South	(NAME) 4000 Horizon Way	150-3-371.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Irving, TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CONNIE D. HART, ~~MARRIED~~ ★, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAURA H. REECE AND HUSBAND, GREGGORY ALLEN REECE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

★ Unmarried

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 425 ON THE PLAN OF THE COUNTRY, SECTION NINE, OF RECORD IN BOOK 6900, PAGE 285 AND 286, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CONNIE D. HART BY WARRANTY DEED FROM THOMAS N. NEWBERN AND WIFE, BARBARA J. NEWBERN RECORDED JUNE 2, 2006 IN INSTRUMENT NO. 20060602-0065314, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 6900, Page(s) 285 & 286; Book 7402, Page 977 corrected in Book 7404, Page 292, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1108 Elkader Court South, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 13th day of April, 2007.

Connie D. Hart

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Connie D. Hart, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of April, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Steltemeier & Westbrook, PLLC
3326 Aspen Grove Drive, #604
Franklin, TN 37067