Davidson County DEEDWARR
Recvd: 04/23/07 10:31 2 pgs
Fees:13.00 Taxes:584.60

20070423-0047793

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Return To:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
0070177

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $158,000.00

Affiant

Subscribed and sworn to before me, this 1

Notary Public
My commission expires: ~~02/24/08~~ 7/27/10

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

06-0703-72666

Address of New Owner:	Send Tax Bills to:	Tax Information
Daniel C. Lee 125 Needles Ct Nashville TN 37214	New Owner	97.13-4.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jennifer L. Saari, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Daniel C. Lee and wife, Megan A. Lee, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 112, on the Plan of Larchwood, Section Two, of record in Book 5200, Pages 57-59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer L. Saari, unmarried, by deed from Rhonda M. Whitted, unmarried, dated June 21, 2000, recorded June 26, 2000, of record in Instrument No. 20000626-0063202, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 125 Needles Ct, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 20 day of April, 2007.

Jennifer L. Saari

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jennifer L. Saari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 20 day of April, 2007 .

Kathleen Tomlinson
~~Davidson~~ Wilson

KATHLEEN A TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON

My Commission expires 02/24/08