Return to:
SMITH • SHOLAR • ASSOCIATES • PLLC •
P. O. Box 663
Gallatin, TN 37066

This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070231

Davidson County DEEDWARR
Recvd: 05/07/07 10:43 2 pgs
Fees:13.00 Taxes:293.00
20070507-0054447

Send Tax Bills To:
Regions Bank, d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

New Owner is:
Andre L. Douglas
4958 Edmondson Pike G-34
Nashville, TN 37211

MAP: 147-07-0B

PARCEL: 034.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Davon Neal, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Andre L. Douglas, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **4958 Edmondson Pike G-34, Nashville, TN 37211**

A certain tract or parcel of located in County, Tennessee, described as follows to-wit:

A certain Townhouse Condominium in Davidson County, Tennessee, being Unit Number G-34, Parcel 34 on the Plan of Woodlea Place Townhouses, of record in Plat Book 5050 at page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Davon Neal, unmarried, by Warranty Deed, from Jamel K. Harper, a single man, of record in Instrument # 20050818-0098614, Register's Office for Davidson County, Tennessee, date August 9, 2005 and recorded August 18, 2005. Chain of Title in Instrument # 20050118-0005692.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 26th day of April, 2007

GRANTOR(S):

Davon Neal

DAVON NEAL

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Davon Neal , unmarried** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 26th day of April, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$79,190.00**.

Amanda Dixon

AFFIANT

SWORN TO and subscribed before me this the 26th day of April, 2007

SHEILA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Sheila M. Smith

NOTARY PUBLIC
My commission expires: 3/31/2009