Davidson County DEEDWARR
Recvd: 05/07/07 15:43 2 pgs
Fees:13.00 Taxes:455.10
20070507-0054895

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
103 Continental Place Ste 305
Brentwood, TN 37027

Our File Number: 27739S

MAP/GROUP/PARCEL: 161-11-0A-201.00CO

NEW OWNER'S NAME AND ADDRESS:
JEREMY VAN WINKLE & NAOMI VAN WINKLE
456 HUNTINGTON RIDGE DRIVE
NASHVILLE, TN 37211

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged,

ANDREW H. GIVENS, AN UNMARRIED MAN, hereinafter called Grantor, does hereby transfer and convey unto, **JEREMY VAN WINKLE and NAOMI VAN WINKLE, husband and wife**, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Unit No. 201, on the Plan of Huntington Ridge Townhouses, as shown on plat of record in Plat Book 4675, page 9, 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 Andrew A. Givens in Instrument 20050607-0065049 recorded 6/7/2005, Register's Office for Davidson County, Tennessee

The subject property is improved property known as 456 HUNTINGTON RIDGE DRIVE UNIT 201, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ANDREW H. GIVENS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned authority, **ANDREW H. GIVENS, AN UNMARRIED MAN**, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in BRENTWOOD, Tennessee on this the 1st day of May, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES: SEPT 22, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater for this transfer is $123,000.00.

AFFIANT

Sworn to and subscribed before me, this the 1st day of May, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/20/08

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY