PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 05/14/07 10:08 2 pgs
Fees:13.00 Taxes:702.63
20070514-0057209

W & I Ref: _gj__ Title No: 48434

Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Sara Nicole Neuss<br><br>805 B Knox Avenue<br>Nashville, Tennessee 37204 | Mortgage It, Inc.<br>33 Maiden Ln. 6th floor<br>New York, New York 10038 |
| **TAX MAP-PARCEL NUMBERS:** | 118010B01200 |

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$189,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven Henry Rezba , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sara Nicole Neuss** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 6B on the Plan of Kirkwood Glen shown as Exhibit "B" of record in Doc. No. 20051004-0119321, Register's Office for said county, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Judy F. Rezba and Steven H. Rezba by deed from Sylvan Property Group, L.L.C., of record in Doc. No. 20040901-0106100, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Doc. No. 20050907-0107796 Register's Office for said County, Judy Ferguson Rezba conveyed her interest in subject property to Steven Henry Rezba.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" of record in Doc. No. 20051004-00119321, amended in Doc. No. 20051014-0124168, said Register's Office, to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20050923-0114370, Doc. No. 20051004-0019321 and Doc. No. 20051014-0124168 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as: 805 B Knox Avenue, Nashville, Tennessee 37204**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 15th day of March, 2007 .

Steven Henry Rezba

**State of** TENNESSEE
**County of** WILLIAMSON

On this 15th day of March, 2007 , before me the undersigned authority, personally appeared **Steven Henry Rezba** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 23, 2009

Notary

**State of** TENNESSEE
**County of** WILLIAMSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $189,900.00

Affiant

Sworn and subscribed before me this 15th day of March, 2007

My Commission Expires: 3/14/10 ALLISON TIPTON STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Notary Public