Davidson County DEEDWARR
Recvd: 05/23/07 10:36 2 pgs
Fees:13.00 Taxes:869.50

20070523-0061508

Return To:
This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070237

Send Tax Bills To:

6070237

NEW OWNER

New Owner is:
Terri Ann Frey
220 Hearthstone Manor Lane
Brentwood, TN 37027

MAP: 160-15-0A

PARCEL: 087.00

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, **Elizabeth M. Reynolds, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Terri Ann Frey, 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: **220 Hearthstone Manor Lane, Brentwood, TN 37027**

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

Land in Davidson County, Tennessee, being Unit No. 87 on the Plan of Phase IV Hearthstone Manor of record in Book 6250, page 990 and amended in Book 6200, page 642, Registers Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth M. Reynolds from Davis Walker Turner and Andrew Stuart Turner, Co- Executors, Under the Last Will & Testament of Thomas A. Turner, Jr., with full power and Frances J. Turner, unmarried , by Warranty Deed dated December 15, 2003 and recorded on February 6, 2004, of record in Instrument No. 20040206-0014691, said Register's Office.

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.

EMR
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 18th day of May, 2007.

GRANTOR(S):

Elizabeth M Reynolds

ELIZABETH M. REYNOLDS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Elizabeth M. Reynolds, 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 18th day of May, 2007.

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 28, 2010

NOTARY PUBLIC
My Commission Expires: 3/20/10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$235,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 18th day of May, 2007.

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

NOTARY PUBLIC
My commission expires: 7/27/10