FILE NO. SP45298 FILE BOX "7"

Davidson County DEEDWARR
Recvd: 06/05/07 08:07 2 pgs
Fees:13.00 Taxes:647.13
20070605-0066495

This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070238

Send Tax Bills To:
Countrywide Home Loans
801 Crescent Centre Dr. #510
Franklin, Tn 37067

New Owner is:
Kacey Miller
3208 Demetros Court
Nashville, TN 37217

MAP: 136-05-0A

PARCEL: 090.00

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, **Lynn Lesniak , unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kacey Miller, unmarried and Cole Huddleston, 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: **3208 Demetros Court, Nashville, TN 37217**

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

Being Lot 47, on the plan of Bayview Estates, Phase Six, a Planned Unit Development, of record in Instrument No. 2020102-0000486, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lynn M. Lesniak, unmarried, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes by Warranty Deed dated July 24, 2003 and recorded August 13, 2003 in Instrument No. 20030813-0116337, 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.

LL
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 30th day of May, 2007.

GRANTOR(S):

Lynn Lesniak
LYNN LESNIAK

ACKNOWLEDGEMENT

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Lynn Lesniak, 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 30th day of May, 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 Davidson

The actual consideration or value, whichever is greater, for this transfer is **$174,900.00**.

Jean McClure
AFFIANT

SWORN TO and subscribed before me this the 31 day of May, 2007.

NOTARY PUBLIC
My commission expires: 5/22/10

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires MAY 22, 2010