Davidson County DEEDWARR
Recvd: 06/06/07 13:38 2 pgs
Fees:13.00 Taxes:1424.50
20070606-0067889

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2007050078

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $385,000.00

Sworn to and subscribed before me this 30th day of May, 2007

Affiant

Notary Public

JOY NOVAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010

Address of New Owner:

Shaunna Zeidler
4032 Outer Drive
Nashville, TN 37204

Send Tax Bills to:

Same

Map-Parcel Numbers:

132-10-142.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Tammy J. Kussman, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shaunna Zeidler, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Rolling Meadows of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description. Description is the same as in the previous deed of record.

Being the same property conveyed to Tammy J. Kussman, unmarried by Warranty Deed from Christopher J. Ferrara and wife, Mary Byrd Ferrara, recorded on the 3rd day of December, 2003 in Instrument No. 20031203-0173831, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

Subject property is not now nor has it ever been the principal residence of the grantor, grantors husband, or grantors minor children.

This is improved property known as **4032 Outer Drive, Nashville, TN 37204.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of May, 2007

Tammy J. Kussman

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Tammy J. Kussman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2007.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 16, 2007