WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/25/07 13:40 2 pgs
Fees:13.00 Taxes:386.65

20070625-0075654

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2007

Notary Public:

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

DEBORAH N. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Melissa Raye Holt	NEW OWNER	Map 136
3880 Priest Lake Drive; #76		Group 03-0-B
Nashville, TN 37217		Parcel 31

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Brett A. Sandberg, unmarried and Troy Stepp, Jr., unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Melissa Raye Holt and Lynn O. Holt , as joint tenants with right of survivorship
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 76, Building No. 26, and the garage therewith, being part of a horizontal property regime known as Priest Lake Park Condominium Townhouses and as shown on the plan of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, Page 131 and Book 4675, Page 145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brett A. Sandberg, an unmarried person, and Troy Stepp, Jr., an unmarried person, by deed from Patricia Ann Garrett Stewart Longhauser, a married person, of record in Instrument 20050114-0005242, said Register's Office.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 4651, Page 412; Book 4943, Page 962; Book 4979, Page 939; Book 5189, Page 671; Book 8115, Page 838; Book 4651, Page 420; Book 5083, Page 417; Book 8115, Page 849; Book 9089, Page 765; Book 7679, Page 173; 9089, Page 757; Book 9507, Page 606; Book 9927, Page 75; and Instrument 20011025-016633, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 4675, Page 131, and Book 4675, Page 145, said Register's Office.

Unimproved ( )

This is Improved (X) property, known as 3880 Priest Lake Drive; #76, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22nd day of June, 2007.

Brett A. Sandberg

Troy Stepp, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brett A. Sandberg and Troy Stepp, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of June, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.