PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

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W & I Ref: (gj) Title No: 48749

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/29/07 15:48 2 pgs
Fees:13.00 Taxes:553.15
20070629-0078178

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Angela Keith<br>3059 Harpeth Springs Drive<br>Nashville, Tennessee 37221 | Fifth Third Mortgage Company<br>5050 Kingsley Drive<br>MD 1MOB3A<br>Cincinnati, Ohio 45263 |

**TAX MAP-PARCEL NUMBERS:** 141060D02900CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$149,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christine N. Lagerberg and spouse, Clinton Lagerberg II**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Angela Keith** 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. 29 on the Plan of Riverbridge Community Phase 1A of record in Doc. No. 200302130019997, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Clinton Lagerberg, II by deed from David A. Benton, unmarried, of record in Doc. No. 20050318-0029944, Register's Office for Davidson County, Tennessee.

**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 Doc. No. 20030213-0019997, which Plan shows minimum building setback lines and easements 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. 20030205-0016044, amended in Doc. No. 20030303-0027396, By-Laws in Doc. No. 20030218-0020999, 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: 3059 Harpeth Springs Drive, Nashville, Tennessee 37221.**

**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 28th day of June, 2007 .

Christine N. Lagerberg

Clinton Lagerberg II

**State of** TENNESSEE
**County of** WILLIAMOSN

On this 28th day of June, 2007 , before me the undersigned authority, personally appeared **Christine N. Lagerberg and Clinton Lagerberg II** , 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary

**State of** TENNESSEE
**County of** WILLIAMOSN

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $149,500.00

Angela Keith
Affiant

Sworn and subscribed before me this 28th day of June, 2007

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary Public