Davidson County DEEDWARR
Recvd: 07/16/07 12:19 2 pgs
Fees:13.00 Taxes:459.54
20070716-0084290

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,200.00

Roberta L. Dell'Omo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2007

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

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:
Roberta L. Dell'Omo	New Owners	Map 135.00
2700 Old Smith Springs Road		Group
Nashville, TN 37217		Parcel 203.00

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

Elfriede Muggler, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Roberta L. Dell'Omo and husband, Daniel L. Dell'Omo
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:

BEING Lot No. 1, on the Plan of Muggler Property, of record in Plat Book 9700, Page 468, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Elfriede Muggler by Quitclaim Deed from Woodwind, LLC, of record in Instrument 20051116-0138476, said Register's Office.

This conveyance is subject to: (1) 2007 county taxes, which have been prorated and assumed by the Grantees, and (2) all matters appearing on the plat of record in Plat Book 9700, page 468, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2700 Old Smith Springs Road, 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 my hand this 13th day of July, 2007.

Elfriede Muggler
Elfriede Muggler

FILE BOX 45

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 Elfriede Muggler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 2007.

My Commission Expires: 11.22.10

Notary Public

