Return to:
Homeplace Title
7100 Executive Center Dr.
Brentwood, TN 37027
20070231

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/30/07 10:47 3 pgs
Fees:18.00 Taxes:490.25
20070730-0089970

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$132,500.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **14TH DAY OF JUNE, 2007.**

NOTARY PUBLIC

MY COMMISION EXPIRES_____
(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE DAWN D. CHASE My Commission Expires April 20, 2010

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Ciro Balliache and Dana Balliache	USAA Federal Savings	**053160267000**
749 Stone Hedge Drive	10750 McDermott Freeway	
Old Hickory, TN 37138	San Antonio TX 78288	

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,

Katie Tayor, unmarried nka Katie Taylor Butler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Ciro W. Balliache and wife, Dana L. Balliache,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All matters on the Plan of Record in Plat Book 9700, page 265 and Book 10159, page 42, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Sanitary Sewer Easement of record in Book 5261, page 302 and Book 8883, page 641 & 651, said Register's Office.

All Deed of Conveyance of record in Book 10749, page 262, said Register's Office.

(x) Improved
This ( ) Unimproved property is known as: **749 Stone Hedge Drive**
Old Hickory, TN 37138

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 not 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 ever 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 14th day of June, 2007.

Katie Taylor Katie Taylor Butler
Katie Tayor, nka Katie Taylor Butler

*****The Grantor(s) hereby make oath that the above described property has never been the domicile property of Evan Adam Butler.**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Katie Tayor, nka Katie Taylor Butler** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood TN

This 14th day of June, 2007.

RON GARRISON STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

Notary Public

My Commission Expires: _____

Exhibit "A"

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

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Stone Hedge, Section 4, as of record in Plat Book 9700, page 265, as amended in Book 10159, page 42, 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 Katie Taylor, unmarried by Warranty Deed from Erik W. Larsen and Melissa L. Burgess, filed for record 06/16/2004 in Instrument No. 20040616-0071238, Register's Office for Davidson County, Tennessee.