Davidson County DEEDWARR
Recvd: 08/01/07 12:36 2 pgs
Fees:13.00 Taxes:2201.50
20070801-0091346

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $595,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of July, 2007.

Notary Public

My commission expires: 7-19-08

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
Windmill Title, LLC
201 Seaboard Ln, Ste. 102
Franklin, Tennessee 37067
(615) 771-3730

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Marvin Turpitt	**New owner**	144-15-005.00
2108 Timberwood Place		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mikial Nijjar, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marvin Turpitt, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, 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. 1 on the Plan of Highland Court, as of record in Book 2330, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mikial Nijjar by deed form Thomas R. Beach and wife, Kristin Beach, dated November 29, 2005, and recorded in Instrument No. 20051205-0145870, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2007 and subsequent years, the Plan, with Owner's Certificate, of record in Plat Book 2330, Page 82, said Register's Office, which Plan shows a 75 foot minimum building setback line from Timberwood Place and a 10 foot utility easement along the rear and southeasterly lines of said lot. Subject to Restrictions of record in Book 2542, Page 605, corrected in Book 2548, Page 266, amended in Book 2601, Page 561, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record, and taxes for the year 2007 and subsequent years, a lien not yet due and payable.

This is improved (__X__) unimproved (____) property known as 2108 Timberwood Place, Nashville, TN 37215.

144-15-005.00 is the parcel identification number assigned to the property by the county tax assessor's office.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF July 27, 2007:

Mikial Nijjar

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTOR AND GRANTEE, WITHOUT THE BENEFIT OF A TITLE SEARCH.

STATE OF California)
)
COUNTY OF San Francisco)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Mikial Nijjar, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/~~she/they~~ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 27th day of July, 2007.

Notary Public

My Commission Expires: 5/20/10

ROBERT VAN HOOREBEKE
Commission # 1668389
Notary Public - California
San Francisco County
My Comm. Expires May 20, 2010

20071308R